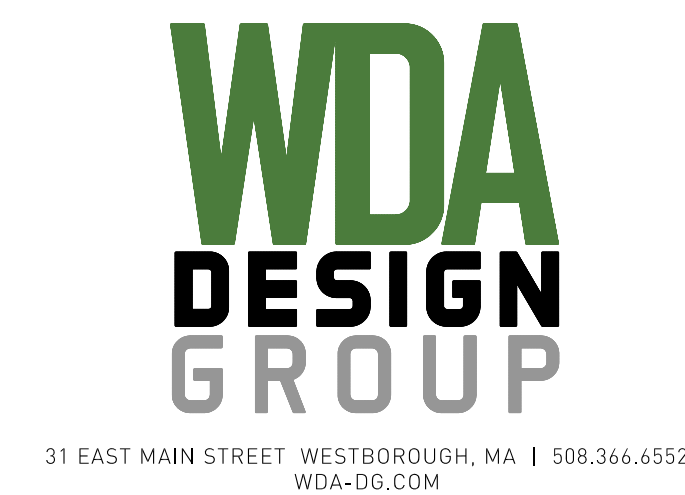


PREPARED BY:



OWNERS:

130 WORCESTER STREET:  
ZAWAF REALTY TRUST  
85 Carter Drive  
Framingham, MA 01701

134 WORCESTER STREET:  
WORCESTER STREET REALTY TRUST  
85 Carter Drive  
Framingham, MA 01701

PREPARED FOR:

DISCERN'D CANNABIS PURVEYORS, INC.  
130 & 134 Worcester St.  
Grafton, MA 01536

# SPECIAL PERMIT SUBMISSION

Pursuant to the Town of Grafton Zoning Bylaws - Section 1 General, Section 3 Uses, Section 5.10 Medical Marijuana & Marijuana Establishment, Section 8 Traffic Control

FOR

DISCERN'D CANNABIS PURVEYORS, INC.

130 & 134 WORCESTER STREET

IN

Grafton, Massachusetts  
(Worcester County)

DATE: January 8, 2021 PERMIT SET

Revision Date: February 15, 2021  
February 26, 2021

## SHEET LIST:

EC-30	EXISTING CONDITIONS PLAN
C 1.00	GENERAL NOTES
C 1.01	SITE PREPARATION & DEMOLITION PLAN
C 2.00	LAYOUT AND MATERIALS PLAN
C 3.00	GRADING, DRAINAGE, AND UTILITY PLAN
C 4.00	PLANTING & LIGHTING PLAN
C 5.00	DETAILS
C 5.01	DETAILS
C 5.02	DETAILS
C 5.03	DETAILS



OWNERS OF RECORD:  
130 WORCESTER STREET:  
ZAWAF REALTY TRUST  
85 CARTER DRIVE  
FRAMINGHAM, MA 01701  
  
134 WORCESTER STREET:  
WORCESTER STREET REALTY TRUST  
10 ELI WHITNEY ROAD  
WESTBOROUGH, MA 01581

ASSESSORS MAP REFERENCES:  
MAP 36 PARCEL 145  
MAP 36 PARCEL 146

DEED REFERENCES:  
DEED BOOK 22504 PAGE 294  
DEED BOOK 25546 PAGE 272

PLAN REFERENCES:  
PLAN BOOK 203 PLAN 82  
PLAN BOOK 208 PLAN 96  
PLAN BOOK 218 PLAN 45  
PLAN BOOK 444 PLAN 116

FIRM CLASSIFICATION(S):  
FLOOD INSURANCE RATE MAP  
NUMBER 25027C0827E  
EFFECTIVE JULY 4, 2011

ZONING CLASSIFICATION(S):  
OFFICE / LIGHT INDUSTRIAL (OLI)

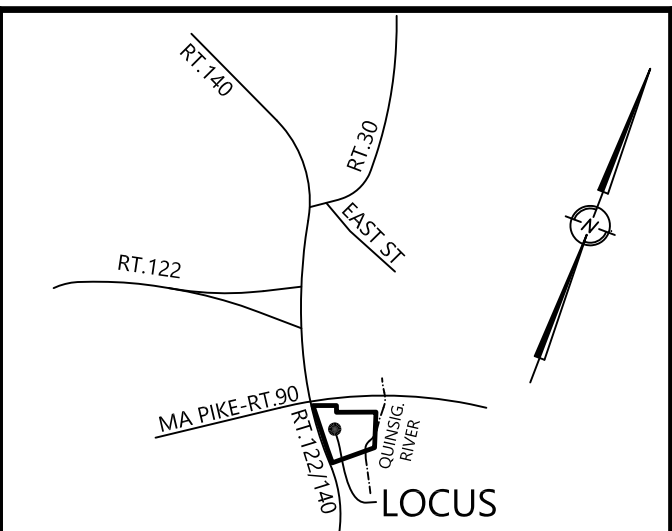
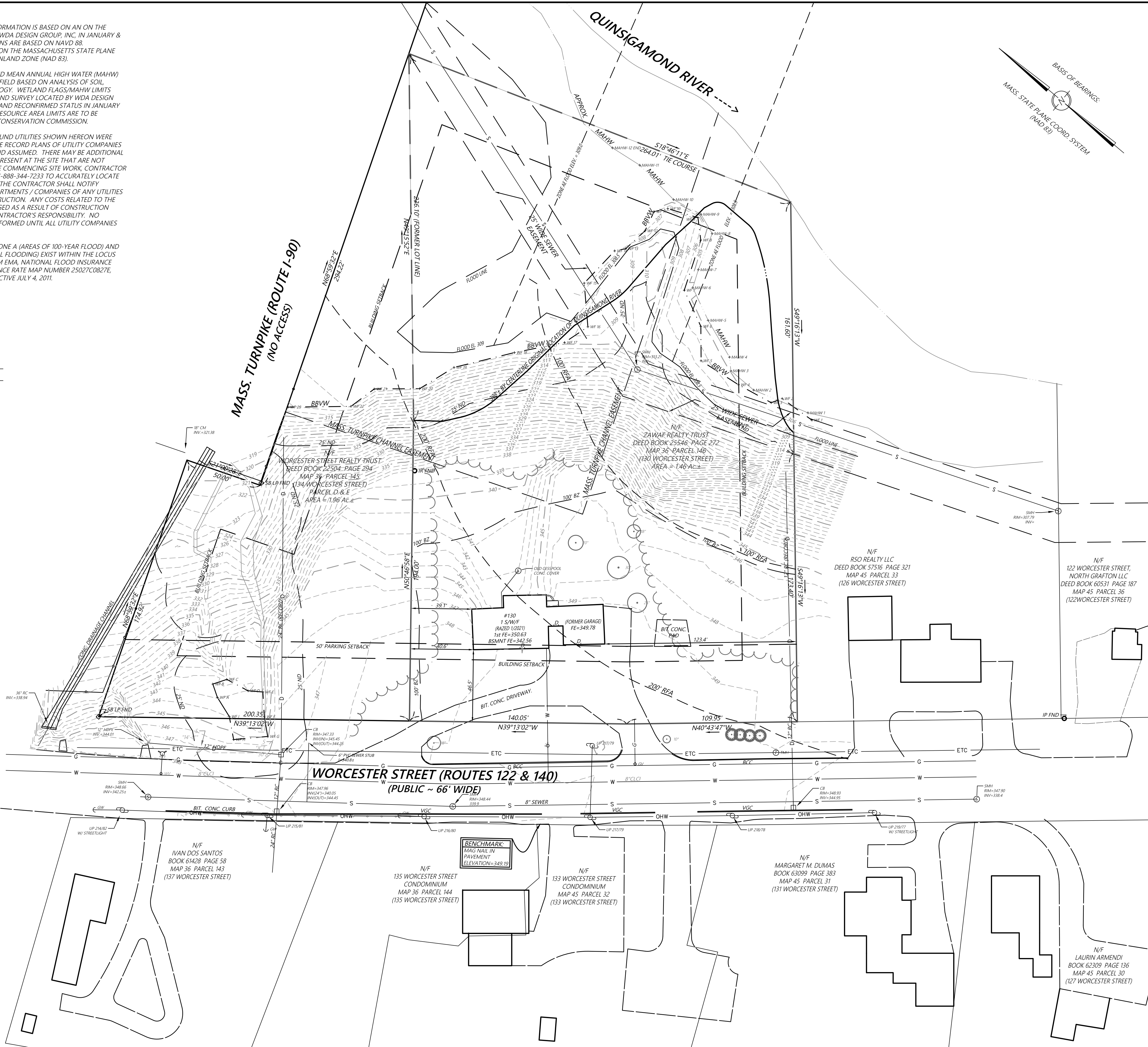
MINIMUM LOT AREA: 40,000 S.F.  
MINIMUM LOT FRONTAGE: 120 FEET  
MINIMUM FRONT YARD: 40 FEET  
MINIMUM SIDE YARD: 35 FEET  
MINIMUM REAR YARD: 35 FEET  
MAXIMUM BUILDING HEIGHT: 35 FEET  
MAXIMUM BUILDING STORIES: N/A  
MAXIMUM LOT COVERAGE: 40%

LEGEND:

DESCRIPTION	EXISTING
ACRES	AC.
BITUMINOUS CONCRETE	BIT. CONC.
BITUMINOUS CONCRETE CURB	BCC
BITUMINOUS CONCRETE WALKWAY	BCW
BOUNDARY OF BORDERING VEGETATED WETLANDS	BBVW
BUILDING	
CATCH BASIN	CB
CONCRETE	CONC.
CONCRETE RETAINING WALL	CRW
CONIFEROUS TREE	T
CONTOUR LINE	150
CORRUGATED POLYETHYLENE PIPE	CPE
DECIDUOUS TREE	T
DOOR	DT
DRAIN MANHOLE/DRAIN LINE	DMH
EDGE OF PAVEMENT	EOP
ELECTRIC MANHOLE/ELECTRIC LINE	EMH
ELECTRIC METER	EM
FEET HIGH	FH
FLARED END	FE
FOUND	(FND.)
GAS VALVE/GAS LINE	G
GAS METER	GM
HEADWALL	HDWL
HYDRANT	
INVERT	INV.
IRON ROD	IR
LANDSCAPED AREA	LA
LIGHT POLE	LP
MAILBOX	MB
MONITORING WELL	MW
NOT TO SCALE	N.T.S.
NOW OR FORMERLY	N/F
OVERHANG	OH
OVERHEAD WIRE	OHW
PLUS OR MINUS	±
POLYVINYL CHLORIDE PIPE	PVC
REINFORCED CONCRETE PIPE	RCP
RIPRAP	RD
ROOF DRAIN	RD
SEWER MANHOLE/SEWER LINE	SMH
SIGN	S
SPOT ELEVATION	X 150.25
SQUARE FEET	S.F.
STEEL GUARDRAIL	SGR
STONE BOUND	SB
STONE BOUND W/ LEAD PLUG	SB LP
TELEPHONE MANHOLE/TELEPHONE LINE	TMH
TREELINE	
UTILITY POLE	UP
VERTICAL GRANITE CURB	VGC
WATER	FLOW
WATER VALVE/WATER LINE	WV
WATER SHUT OFF	
WELL	
WETLANDS	
WETLANDS 100' BUFFER ZONE	100' BVW BZ

NOTES:

- EXISTING CONDITIONS INFORMATION IS BASED ON AN ON THE GROUND FIELD SURVEY BY WDA DESIGN GROUP, INC. IN JANUARY & DECEMBER 2020. ELEVATIONS ARE BASED ON NAVD 88. COORDINATES ARE BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, MAINLAND ZONE (NAD 83).
- WETLAND BOUNDARIES AND MEAN ANNUAL HIGH WATER (MAHW) WERE DETERMINED IN THE FIELD BASED ON ANALYSIS OF SOIL, VEGETATION AND HYDROLOGY. WETLAND FLAGS/MAHW LIMITS DELINEATED IN THE FIELD AND SURVEY LOCATED BY WDA DESIGN GROUP IN DECEMBER 2019 AND RECONFIRMED STATUS IN JANUARY 2021. ALL WETLAND AND RESOURCE AREA LIMITS ARE TO BE CONFIRMED BY GRAFTON CONSERVATION COMMISSION.
- LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES PRESENT AT THE SITE THAT ARE NOT DEPICTED HEREON. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY DEPARTMENTS / COMPANIES OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.
- APPROXIMATE LIMITS OF ZONE A (AREAS OF 100-YEAR FLOOD) AND ZONE C (AREAS OF MINIMAL FLOODING) EXIST WITHIN THE LOCUS PARCEL AS COMPILED FROM EMA, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 25027C0827E, WORCESTER COUNTY, EFFECTIVE JULY 4, 2011.



LOCUS MAP  
N.T.S.

THIS DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS THE SOLE PROPERTY OF WDA DESIGN GROUP, INC. ITS USE BY THE OWNER FOR OTHER PROJECTS OR FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY FORBIDDEN. DISTRIBUTION IN CONNECTION WITH THIS PROJECT SHALL NOT BE CONSTRUED AS PUBLICATION IN DEROGATION OF WDA DESIGN GROUP'S RIGHTS. ©2021, WDA DESIGN GROUP, INC.

B	02/15/21	REVIEW COMMENTS	KTS
A		INITIAL ISSUE	
REV.	DATE	DESCRIPTION	INIT.



PREPARED BY:

**WDA DESIGN GROUP**  
31 EAST MAIN STREET WESTBOROUGH, MA | 508.366.6552  
WDA-DG.COM

OWNER:

**FAWAZ EL KHOURY  
ZAWAF REALTY TRUST**  
85 Carter Drive  
Framingham, MA 01701

PREPARED FOR:

**DISCERN'D CANNABIS  
PURVEYORS, INC.**  
130 & 134 Worcester St.  
Grafton, MA 01536

TITLE:  
**EXISTING CONDITIONS  
PLAN**

130 & 134 Worcester Street  
(Routes 122 & 140)  
Grafton, MA  
(Worcester County)

SCALE: 1" = 30'			
0 30 60 90			
JOB NO:	1368	DATE:	12/10/20
DWN. BY:	KTS	SHEET:	
CHK'D. BY:	KTS	EC-30	



DESCRIPTION	EXISTING	PROPOSED
ACRES	AC	AC
AIR CONDITIONING UNIT	AC	AC
BAY DOOR	BD	BD
BITUMINOUS CONCRETE	BIT. CONC.	BIT. CONC.
BITUMINOUS CONCRETE CURB	BCC	BCC
BITUMINOUS CONCRETE WALKWAY	BCW	BCW
BOLLARD POST	BP	BP
BUILDING	BLDG	BLDG
CALCULATED	CD	
CAPE COD BERM	CCB	CCB
CAST IRON	CI	CI
CATCH BASIN	CB	CB
CEMENT LINED DUCTILE IRON	CLDI	CLDI
CHAIN LINK FENCE	CLF	CLF
CONCRETE	CONC.	CONC.
CONCRETE BOUND	CB	CBND
CONCRETE BOUND W/DRILL HOLE	CB/DH	CBND/DH
CONCRETE CURB	CC	CC
CONCRETE PAD	CP	CP
CONCRETE RETAINING WALL	CRW	CRW
CONCRETE WALKWAY	CW	CW
CONTOUR LINE	CO	CO
CORRUGATED METAL PIPE	CMP	CMP
CROSSWALK	X-WALK	X-WALK
CURB CUT & RAMP	CC	CC
CURB TOP AND BOTTOM ELEVATIONS	CT	CT
DEED	DEED	DEED
DOOR	DOOR	DOOR
DOUBLE CATCH BASIN	DCB	DCB
DRAIN MANHOLE/DRAIN LINE	DMH	DMH
DRILL HOLE	DH	DH
DROP INLET	DI	DI
EDGE OF PAVEMENT	EOP	EOP
ELECTRIC BOX	EB	EB
ELECTRIC HAND HOLE	EBH	EBH
ELECTRIC MANHOLE/ELECTRIC LINE	EMH	EMH
EROSION CONTROL BARRIER	ECB	ECB
FIRE ALARM/FIRE ALARM LINE	FA	FA
FLARED END	FE	FE
FOUND	FD	FD
FOUNDATION DRAIN	FD	FD
GARAGE DOOR	GD	GD
GAS GATE/GAS LINE	GL	GL
GAS METER	GM	GM
GUY POLE	GP	GP
GUY WIRE	GW	GW
HANDICAP ACCESSIBLE PARKING SPACE	HAPS	HAPS
HIGHPOINT	HP	HP
HYDRANT	HYD	HYD
INVERT	INV.	INV.
IRON PIN	IP	IP
IRON ROD	IR	IR
LIGHT POLE	LP	LP
NOT TO SCALE	N.T.S.	N.T.S.
NOW OR FORMERLY	N/F	N/F
OVERHANG	OH	OH
OVERHEAD WIRE	OHW	OHW
PLANTING AREA	PA	PA
PLUS OR MINUS	±	±
POLYVINYL CHLORIDE PIPE	PVC	PVC
POST INDICATOR VALVE	PIV	PIV
REINFORCED CONCRETE PIPE	RCP	RCP
ROOF DRAIN	RD	RD
SEWER MANHOLE/SEWER LINE	SMH	SMH
SIGN	S	S
SLOPED GRANITE CURB	SGC	SGC
SPOT ELEVATION	S.F.	S.F.
SQUARE FEET	S.F.	S.F.
STEEL GUARDRAIL	SGR	SGR
STEEL HAND RAIL	SHR	SHR
STOCKADE FENCE	SIF	SIF
STONE BOUND	SB	SB
STONE BOUND W/DRILL HOLE	SB/DH	SBND/DH
STONE RETAINING WALL	SRW	SRW
TELEPHONE MANHOLE/TELEPHONE LINE	TMH	TMH
TEST PIT	TP	TP
TOP OF STEP/BOTTOM OF STEP	TS/BS	TS/BS
TRANSFORMER	TR	TR
TREELINE	TL	TL
UTILITY POLE	UP	UP
VERTICAL GRANITE CURB	VGC	VGC
WALL LIGHT	WL	WL
WATER COURSE (STREAM, BROOK)	WC	WC
WATER GATE/WATER LINE	WG	WG
WATER SHUT OFF	WSO	WSO

3. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES PRESENT AT THE SITE. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 (PER 220 CMR 99) AND LOCAL MUNICIPAL UTILITY DEPARTMENTS TO ACCURATELY LOCATE UNDERGROUND UTILITIES. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES / DEPARTMENTS OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
3. CONTRACTOR SHALL OBTAIN PERMIT(S) FOR TRENCH EXCAVATION (PER 520 CMR 14).
4. CONTRACTOR SHALL OBTAIN PERMIT(S) DEMOLITION (PER 310 CMR 7.18, 19 AND 453 CMR 6) AS APPLICABLE. ALL MATERIALS NOTED FOR REMOVAL OR DEMOLITION, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND MUST EITHER BE RECYCLED OR DISPOSED OF OFF SITE ACCORDING TO APPLICABLE REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR DEMOLITION, HAULING AND DISPOSING OF SAID MATERIALS.
5. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING BETWEEN THE PLANNING BOARD, CONSERVATION COMMISSION AND/OR ITS AGENT, THE APPLICANT, AND THE CONTRACTOR SHALL BE HELD. THE MEETING SHALL BE SCHEDULED PER TOWN OF GRAFTON REQUIREMENTS.
6. PRIOR TO CONSTRUCTION AN EROSION CONTROL BARRIER (ECB) SHALL BE PROVIDED AT THE EDGE OF THE DEVELOPMENT AREA AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE ECB THROUGHOUT ALL PHASES OF CONSTRUCTION AS WELL AS COMPLYING WITH ANY OTHER CONDITIONS ESTABLISHED IN THE ORDER OF CONDITIONS.
7. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SAFE AND CONVENIENT ACCESS FOR REPRESENTATIVES OF THE TOWN OF GRAFTON BOARDS AND AGENCIES TO ALL PARTS OF THE PROJECT FOR THE PURPOSES OF INSPECTION.
8. PARKING OF CONSTRUCTION VEHICLES AT PARKING ON PROPERTY.
9. NO DEMOLITION OR CONSTRUCTION MATERIAL MAY BE DISPOSED OF ON SITE.
10. ALL EXISTING SITE FEATURES THAT ARE NOT SPECIFICALLY NOTED TO BE REMOVED SHALL BE PRESERVED AND PROTECTED AT ALL TIMES DURING CONSTRUCTION.
11. CONTRACTOR TO CONFIRM SIZE AND DISPOSITION OF ALL UTILITIES TO SITE AND COORDINATE REMOVAL/RELOCATION OF PRIVATE UTILITIES TO/WITHIN SITE WITH RESPECTIVE UTILITY COMPANIES.
12. MAINTAIN AND PROTECT ALL EXISTING ON-SITE UTILITY AND DRAINAGE LINES AND STRUCTURES AND UTILITY POLES UNLESS OTHERWISE NOTED.
13. EXISTING PAVEMENT SHALL BE SAW CUT AND NEW PAVEMENT SHALL BE BLENDED SMOOTHLY TO MEET CUT EDGES.
14. PRIOR TO CONSTRUCTION AN EROSION CONTROL BARRIER (ECB) SHALL BE PROVIDED AT THE EDGE OF THE DEVELOPMENT AREA AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE ECB THROUGHOUT ALL PHASES OF CONSTRUCTION AS WELL AS COMPLYING WITH ANY OTHER CONDITIONS ESTABLISHED IN THE ORDER OF CONDITIONS. ADDITIONALLY, THE CONTRACTOR SHALL PROVIDE A FINAL STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL READ AND SIGN THE SWPPP AND SHALL BE RESPONSIBLE FOR COMPLYING WITH REQUIREMENTS OF THE SWPPP.
15. SEDIMENT SHALL BE RETAINED ON-SITE WITHIN THE LIMITS OF THE EROSION CONTROL BARRIERS AND REMOVED REGULARLY. UPON DISCOVERY, THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY SOIL OR DEBRIS WHICH ERODES FROM THE SITE ONTO ADJOINING PROPERTY OR TOWN STREETS.
16. THE CONTRACTOR SHALL TAKE SUFFICIENT PRECAUTIONS DURING CONSTRUCTION TO MINIMIZE THE RUNOFF OF POLLUTING SUBSTANCES SUCH AS SLT, CLAY, FUELS, OILS, BITUMENS, CALCIUM CHLORIDE OR OTHER POLLUTING MATERIALS HARMFUL TO HUMANS, FISH, OR OTHER LIFE. INTO THE SURROUNDING RESOURCE AREAS, WATER SUPPLIES AND SURFACE WATERS. SPECIAL PRECAUTIONS SHALL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT OPERATIONS WHICH PROMOTE EROSION.
17. CONTRACTOR SHALL NOT PERMIT SEDIMENT LADEN WATERS TO ENTER DRAINAGE FACILITIES. SPECIAL ATTENTION SHALL BE GIVEN TO AREAS FOR PROPOSED STORMWATER INFILTRATION SYSTEMS. CONTRACTOR SHALL UTILIZE TEMPORARY SEDIMENT PITS/BASINS AS NECESSARY.
18. MEASURES FOR CONTROL OF EROSION MUST BE ADEQUATE TO ASSURE THAT TURBIDITY IN THE RECEIVING WATER WILL NOT BE INCREASED BEYOND LEVELS ESTABLISHED BY THE STATE OR OTHER CONTROLLING BODY. IN WATERS USED FOR PUBLIC SUPPLY OR FISHING UNLESS OTHER LIMITS HAVE BEEN ESTABLISHED FOR THE PARTICULAR WATER.
19. EROSION CONTROLS SHALL BE INSPECTED AFTER EACH RAINFALL EVENT GREATER THAN 1/2 INCH AND ONCE PER MONTH DURING CONSTRUCTION AND CONTINUE UNTIL FINAL SITE STABILIZATION.
20. AN ADEQUATE SUPPLY OF HAYBALES, CRUSHED STONE, AND INLET SEDIMENT CONTROL DEVICES SHALL BE KEPT ON SITE DURING CONSTRUCTION FOR ROUTINE OR EMERGENCY RESPONSE TO EROSION / SEDIMENTATION CONTROL BARRIERS. THIS SUPPLY SHALL BE STORED IN AN AREA PROTECTED FROM THE ELEMENTS.
21. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS NEW CONDITIONS THAT MAY BE CREATED AND TO PROVIDE ADDITIONAL FACILITIES OVER THE ABOVE MINIMUM REQUIREMENTS AS MAY BE REQUIRED.

1. SEE SHEET C1.00 FOR GENERAL NOTES, REFERENCES, AND SHEET C2.00 FOR LAYOUT & MATERIAL PLAN.
2. ALL SETBACK LINES AND DIMENSIONS ARE PARALLEL TO OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED, UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
4. DIMENSIONS OF PARKING SPACES AND WALKWAYS ARE MEASURED FROM FACE OF CURB.
5. EACH ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN. THE SIGN SHALL CONTAIN THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AS DESCRIBED IN THE AMERICANS WITH DISABILITIES ACT, PUBLIC LAW 101-366, AND DETAILED IN THE FHWA/USDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS AMENDED.

- SEE SHEET C1.00 FOR GENERAL NOTES, REFERENCES, AND SHEET C3.00 FOR GRADING, DRAINAGE AND UTILITY PLAN.
- LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES PRESENT AT THE SITE. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 (PER 220 CMR 99) AND LOCAL MUNICIPAL UTILITY DEPARTMENTS TO ACCURATELY LOCATE UNDERGROUND UTILITIES. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES / DEPARTMENTS OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- CONTRACTOR SHALL OBTAIN PERMIT(S) FOR TRENCH EXCAVATION (PER 520 CMR 14).
- PRIOR TO CONSTRUCTION AN EROSION CONTROL BARRIER (ECB) SHALL BE PROVIDED AT THE EDGE OF THE DEVELOPMENT AREA AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE ECB THROUGHOUT ALL PHASES OF CONSTRUCTION AS WELL AS COMPLYING WITH ANY OTHER CONDITIONS ESTABLISHED IN THE ORDER OF CONDITIONS.
- ALL ITEMS NOTED FOR REMOVAL AND DISPOSAL, AS WELL AS THOSE ITEMS DISCOVERED DURING EXCAVATION THAT REQUIRE REMOVAL AND REPLACEMENT, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND MUST EITHER BE RECYCLED OR DISPOSED OF OFF SITE ACCORDING TO APPLICABLE REGULATIONS (310 CMR 7, 18 & 19 AND 453 CMR 6). CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR DEMOLITION, HAULING AND DISPOSING OF SAID MATERIALS.
- ALL DISTURBED AREAS SHALL BE LOAMED (SIX INCHES DEPTH) AND SEEDED (SUITABLE GRASS SEED MIX) UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- EXISTING PAVEMENT SHALL BE SAW CUT, AND NEW PAVEMENT SHALL BE BLENDED SMOOTHLY TO MEET CUT EDGES.
- ALL UTILITY COVERS, GRATES, HATCHES, ETC., SHALL BE FLUSH WITH THE PAVEMENT FINISHED GRADE.
- FINAL GRADES SHALL BE PITCHED EVENLY BETWEEN SPOT ELEVATIONS.
- ALL SLOPES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION (PER 521 CMR 23.4.3).
- ALL SLOPES IN ACCESSIBLE WALKWAYS SHALL NOT EXCEED 5% (PER 521 CMR 22.3) AND SHALL NOT HAVE A CROSS SLOPE OF MORE THAN 2% (PER 521 CMR 22.3.1).
- CONTRACTOR SHALL CONFIRM DEPTHS) OF PERTINENT UTILITIES BY TEST PIT AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- PIPE LENGTHS/SLOPES ARE MEASURED CENTER-OF-STRUCTURE TO CENTER-OF-STRUCTURE.
- ALL DRAIN PIPE SHALL BE CLASS III RCP (ASTM C70) OR CPE TYPE 5 (AASHTO M252 AND M2494), UNLESS OTHERWISE NOTED.
- ALL GRAVITY SEWER PIPE SHALL BE SDR 35 PVC (ASTM D3034) WITH WATERTIGHT INTEGRAL BELT GASKETED JOINT (ASTM D3212) AND ELASTOMERIC GASKET (ASTM F477), UNLESS OTHERWISE NOTED.
- ALL FORCE MAIN SEWER PIPE SHALL BE SDR 21 PVC (200 PSI RATED, ASTM D2241) WITH WATERTIGHT JOINTS (ASTM D2670 OR D3212 AS ALLOWED), UNLESS OTHERWISE NOTED.
- ALL WATER MAIN PIPE AND FITTINGS SHALL BE CDI CLASS 52 (AWWA C151, C110 & C104) WITH RUBBER GASKETED JOINTS (AWWA 111), UNLESS OTHERWISE NOTED. ALL WATER SERVICES TO BE PRESSURE RATED PE OR COPPER AS REQUIRED/APPROVED BY DPW. PROVIDE 5' MIN. COVER. ALL VALVES SHALL OPEN PER TOWN OF GRAFTON STANDARDS.
- WHERE 10' HORIZONTAL SEPARATION BETWEEN SEWER AND WATER MAINS CANNOT BE MAINTAINED, CROWN OF SEWER MAIN SHALL BE 18" BELOW BOTTOM OF WATER MAIN, IN ACCORDANCE WITH SECTION 9.7.2 OF MASS. DEP "GUIDELINES AND POLICIES FOR PUBLIC WATER SYSTEMS" (AS DEFINED IN 310 CMR 22.02).
- PROPOSED GAS, ELECTRIC, TELEPHONE AND CABLE DEPICTED IS SCHEMATIC ONLY. CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANY FOR FINAL PLANS AND SPECIFICATIONS.

SEE SHEET C1.00 FOR GENERAL NOTES, REFERENCES, AND SHEET C4.00 FOR PLANTING PLAN.

2. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES PRESENT AT THE SITE. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 (PER 220 CMR 99) AND LOCAL MUNICIPAL UTILITY DEPARTMENTS TO ACCURATELY LOCATE UNDERGROUND UTILITIES. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES / DEPARTMENTS OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

3. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.

4. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES AS OUTLINED BY THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

5. ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH IT IS GROWING. IT SHALL HAVE TOPS OF GOOD QUALITY, NO APPARENT INJURY AND BE IN A HEALTHY GROWING CONDITION. A CONTAINER GROWN PLANT SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL.

6. THE QUALITY OF ALL TREES AND SHRUBS IS TO BE NORMAL FOR THE SPECIES. ALL PLANTS ARE TO HAVE DEVELOPED ROOT SYSTEMS, TO BE FREE OF INSECTS AND DISEASES AS WELL AS MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR PLANTING.

7. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FORTY EIGHT (48) HOURS PRIOR TO THE PLANT MATERIAL BEING DELIVERED TO THE PROJECT SITE. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DIRECT THE PLACEMENT OF PLANT MATERIAL.

8. THE LANDSCAPE CONTRACTOR RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT THE SITE. MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE PROPERTY BY THE LANDSCAPE CONTRACTOR AND REPLACED WITH IN-KIND MATERIAL APPROVED BY LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

9. ANY PROPOSED SUBSTITUTION OF PLANT MATERIAL SHALL BE EQUAL IN OVERALL HEIGHT, LEAF, FORM, BRANCHING HABIT, FRUIT, FLOWER, COLOR, AND CULTURE. ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASING.

10. INCLUDE IN BID A TWELVE (12) MONTH WARRANTY TO REPLACE DEAD OR DYING PLANTS. THE WARRANTY PERIOD SHALL BEGIN ON THE DATE OF SUBSTANTIAL COMPLETION FOR THE PLANTING INSTALLATION. DURING THE WARRANTY PERIOD, ANY REPLACEMENTS SHALL BE AT NO ADDITIONAL COST TO OWNER.

11. WHERE SPECIFIED, CALIPER SIZE IS TO BE THE OVERRIDING FACTOR IN TREE SELECTION. CALIPER SIZE SHALL BE MEASURED TWELVE (12) INCHES ABOVE THE TOP OF THE ROOTBALL.

12. ALL CONIFERS MATERIAL SHALL HAVE DORMANT BUDS AND SECONDARY NEEDLES.

13. ALL NEW TREES PROPOSED ADJACENT TO SIDEWALKS SHALL ACHIEVE A 6'-8" MIN. BRANCHING STANDARD AT TIME OF PLANTING.

14. ALL TREE PLANTINGS TO MAINTAIN A TEN (10) FOOT HORIZONTAL SEPARATION FROM EXISTING AND PROPOSED DRAINAGE / UTILITY LINES AND STRUCTURES UNLESS OTHERWISE NOTED. PRIOR TO PLANTING, THE CONTRACTOR SHALL REVIEW AND COORDINATE WITH THE SITE UTILITY AND DRAINAGE PLANS.

15. ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE BEST FACE SHOWING.

16. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT PLANT BEDS ARE GRADED IN SUCH A MANNER AS TO MAINTAIN PROPER DRAINAGE PATTERNS AWAY FROM BUILDING FOUNDATIONS AND TOWARD THE SITE DRAINAGE SYSTEM.

17. LAWN AND DISTURBED AREAS ARE TO BE LOAMED (MINIMUM DEPTH OF SIX (6) INCHES) AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS UNLESS OTHERWISE NOTED.

18. LAWN AND DISTURBED AREAS ARE TO BE SEEDED UNLESS OTHERWISE NOTED. APPLICATION RATES AND PLANTING PREFERENCES PER MANUFACTURE. SEED MIXES SHALL BE AS FOLLOWS:

- LAWN AREAS SEED MIX: LAWN SEED MIXTURE SHALL BE STANDARD GRADE SEED OF THE MOST RECENT SEASON'S CROP. SEED SHALL BE DRY AND FREE OF MOLD. SEED SHALL BE INOCULATED WITH ENDOPHYTES.

19. IF APPLICABLE, HYDROSEED SLURRY SHALL BE A WOOD BASED BONDED FIBER MATRIX. THE APPLICATION RATE SHALL BE 2,500 TO 3,000 POUNDS PER ACRE SPRAYED IN AT LEAST TWO DIRECTIONS. DO NOT APPLY HYDROSEED SLURRY IF RAIN IS EXPECTED WITHIN TWELVE (12) HOURS OR WHEN TEMPERATURES ARE BELOW 50 DEGREES OR ABOVE 85 DEGREES.

20. SEEDED LAWN AREAS SHALL NOT BE DEEMED TO BE ACCEPTABLE UNTIL A MINIMUM OF 90% OF EACH INDEPENDENT AREA IS GERMINATING, GROWING AND DISPLAYING HEALTHY AND UNIFORM COVERAGE. ANY AREAS THAT HAVE NOT MET THESE CRITERIA, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR APPLYING A MINIMUM OF 1 INCH OF WATER A WEEK TO THE SEEDED AREAS UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED. THE WATERING SHALL OCCUR IN SMALL DOSES. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY WEEDS (INCLUDING CRAB GRASS) FROM THE SEEDED AREAS UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED.

21. THE ROOTS OF NEWLY PLANTED TREES, SHRUBS AND PERENNIALS MUST BE KEPT STEADILY MOIST, AS THE DEVELOPING ROOTS ESTABLISH IN THE NEW SOIL. AT PLANTING, WATER THOROUGHLY TO SOAK THE ROOTS AND TO SETTLE THE NEW SOIL AROUND THE ROOT BALL. THE AMOUNT OF SUPPLEMENTAL WATER NEEDED EACH WEEK DURING THE FIRST GROWING SEASON AFTER PLANTING DEPENDS ON RECENT RAINFALL, TEMPERATURE, AND WIND. IF LESS THAN ONE INCH OF RAIN HAS FALLEN OVER THE PAST FIVE TO SEVEN DAYS, THE NEW PLANTINGS MUST BE WATERED. WATERING SHALL OCCUR AT A MINIMUM OF TWO (2) TIMES PER WEEK FOR THE FIRST TWO (2) MONTHS, ONCE IN THE EARLY MORNING AND ONCE IN THE LATE AFTERNOON.

22. PRIOR TO COMMENCEMENT OF PLANT INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL COMPLETE AN ON-SITE EVALUATION OF SITE CONDITIONS, INCLUDING SOIL COMPACTION AND DRAINAGE CHARACTERISTICS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MITIGATE SITE CONDITIONS AS NECESSARY TO ENSURE THE VIGOROUS GROWTH AND GENERAL HEALTH OF ALL PLANT MATERIAL.

23. PRIOR TO COMMENCEMENT OF PLANT INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT A LOAM SOIL SAMPLE FOR A ROUTINE ORGANICS, SALTS, AND NITRATES SOIL TEST. THE SOIL SAMPLE TO BE SENT TO THE UNIVERSITY OF MASSACHUSETTS SOIL AND PLANT TISSUE TESTING LABORATORY, WEST EXPERIMENT STATION, 682 NORTH PLEASANT STREET, THE UNIVERSITY OF MASSACHUSETTS, AMHERST, MA 01003. THE TEST RESULTS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT, AND THE LANDSCAPE CONTRACTOR SHALL AMEND THE LOAM AS RECOMMENDED IN THE TEST REPORT.

24. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL COORDINATION WITH THE IRRIGATION CONTRACTOR TO PROVIDE PROPER IRRIGATION TO ALL TREES, PLANT BEDS AND LAWN AREAS UNLESS OTHERWISE NOTED. IRRIGATION DESIGN AND PERMITTING TO BE PROVIDED BY OTHERS.

1. ANY AND ALL PLANTINGS WITHIN PROPOSED REEFWONT (RFA) RESTORATION AREAS (AREAS PREVIOUSLY DEGRADED BY ABSENCE OF TOPSOIL/DUMPING, PAVING) ARE IDENTIFIED ON SHEETS C2.00 AND 4.00 WILL BE PRIOR APPROVAL. VIA AN ORDER OF CONDITIONS FROM THE GRAFTON CONSERVATION COMMISSION AND/OR MA DEP. ADDITIONAL DETAILS, GUIDELINES, REVISED PLANS AND CONDITIONS BEYOND THOSE NOTED WITHIN THESE PLANS MAY RESULT FROM THE SUBMITTAL WITH THE GRAFTON CONSERVATION COMMISSION AND/OR MA DEP.
2. NO EARTHWORKS, SOIL ENHANCEMENT, PLANTING/SEEDING MAY COMMENCE UNTIL ALL SITE EROSION CONTROL MEASURES ARE PROPERLY INSTALLED AND APPROVED.
3. PLANTINGS WITHIN THE PROPOSED RFA RESTORATION AREA WILL FOLLOW PROTOCOLS IDENTIFIED IN MA 310 CMR 10.58(5)(i) AND THOSE PLANTING AND SEEDING GUIDELINES AS NOTED WITHIN THESE PLANS AND ANY OTHER REVISED PLANS OR CONDITIONS DESCRIBED IN AN ORDER OF CONDITIONS FOR THE PROJECT FROM THE GRAFTON CONSERVATION COMMISSION AND/OR MA DEP.
4. HISTORIC FILL IN THE AREA OF THE PROPOSED RFA RESTORATION PLANTINGS WILL BE REMOVED TO A DEPTH OF A MINIMUM OF 1' (12") BELOW PROPOSED FINISH GRADE AND REPLACED WITH A CLEAN TOPSOIL LOAM FREE OF WEEDS, DEBRIS, STICKS, ROCKS, ETC., PRIOR TO PLANTING/SEEDING. NO SUBSTITUTION OF SOIL ENHANCEMENT OR PLANTINGS WITHOUT PRIOR APPROVAL OF THE RECORD LANDSCAPE ARCHITECT, WETLAND SPECIALIST, AND/OR CONSERVATION COMMISSION/MA DEP.
5. PLANTING/SEEDING TO BE OVERSEEN BY LANDSCAPE ARCHITECT AND/OR WETLAND SPECIALIST.

[illegible]The logo for WDA Design Group features the letters 'WDA' in a large, bold, green sans-serif font. Below 'WDA', the word 'DESIGN' is written in a smaller, bold, black sans-serif font, and the word 'GROUP' is written in a large, bold, grey sans-serif font. The text is centered horizontally.

**WDA**  
**DESIGN**  
**GROUP**

31 EAST MAIN STREET WESTBOROUGH, MA |  
508.366.6552  
WDA-DG.COM

**OWNERS:**  
**ZAWAF REALTY TRUST**  
85 Carter Dr. Framingham, MA 01701  
**WORCESTER STREET**  
**REALTY TRUST**  
85 Carter Dr.  
Framingham, MA 01701

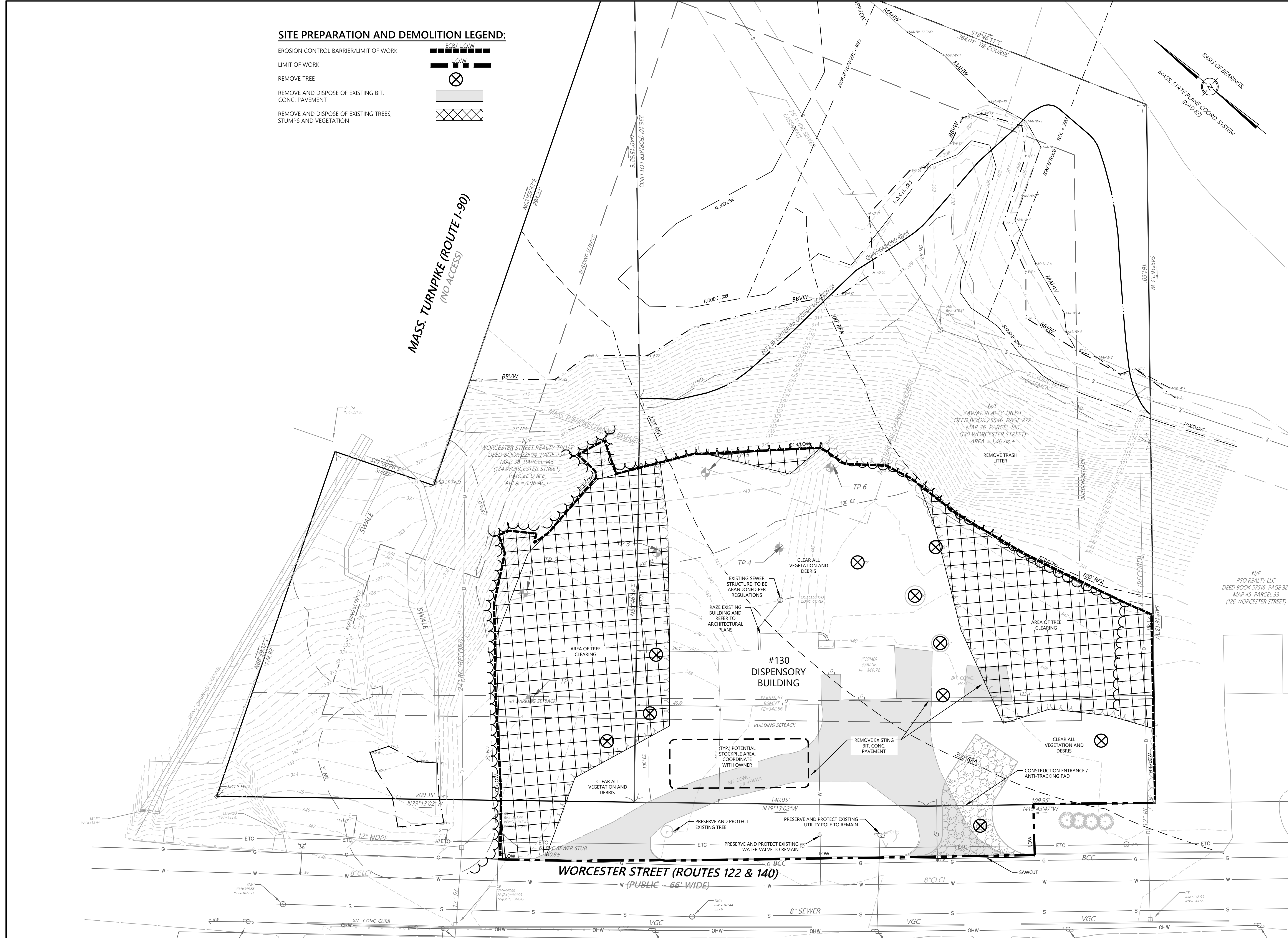
DISCERN'D CANNABIS  
PURVEYORS, INC.  
130 & 134 Worcester St.  
Grafton, MA 01536

30 & 134 Worcester Street  
(Routes 122 & 140)  
Grafton, MA  
(Worcester County)

---

JOB NO.:	1368	DATE:	1/08/21
DWN. BY:	JLH	SHEET:	C1.00
CHK'D. BY:	JRW		



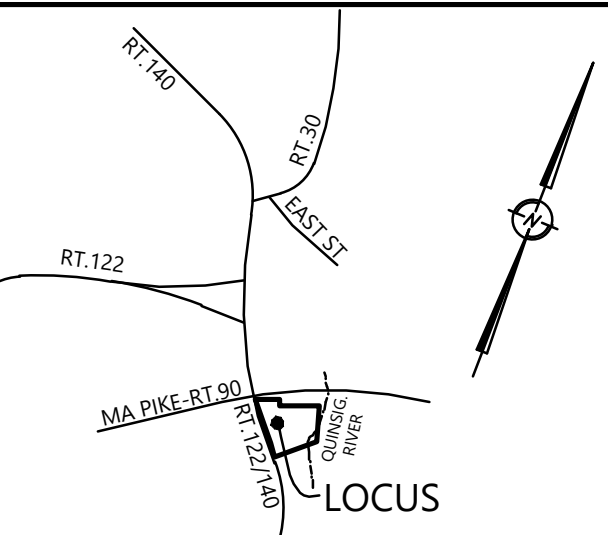
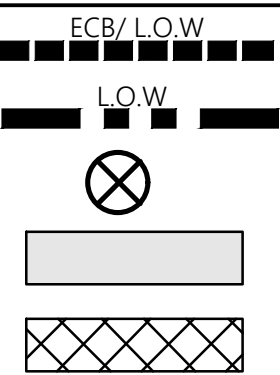


1368200.dwg

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES  
UNTIL ISSUED AS A CONSTRUCTION DRAWING BY WDA DESIGN GROUP.

**SITE PREPARATION AND DEMOLITION LEGEND:**

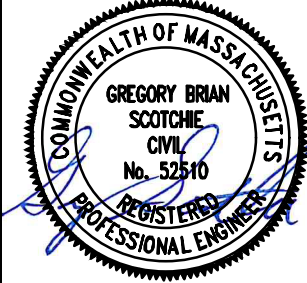
- EROSION CONTROL BARRIER/LIMIT OF WORK  
LIMIT OF WORK  
REMOVE TREE  
REMOVE AND DISPOSE OF EXISTING BIT,  
CONC. PAVEMENT  
REMOVE AND DISPOSE OF EXISTING TREES,  
STUMPS AND VEGETATION



LOCUS MAP  
N.T.S.

THIS DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS THE SOLE PROPERTY  
OF WDA DESIGN GROUP, INC. ITS USE BY THE OWNER FOR OTHER PROJECTS  
OR FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY FORBIDDEN.  
DISTRIBUTION IN CONNECTION WITH THIS PROJECT SHALL NOT BE  
CONSTRUED AS PUBLICATION IN DEROGATION OF WDA DESIGN GROUP'S  
RIGHTS. ©2021 WDA DESIGN GROUP, INC.

REV.	DATE	DESCRIPTION	INIT.
C	2/26/21	REVIEW COMMENTS	CB
B	2/15/21	REVIEW COMMENTS	CB
A	1/08/21	INITIAL ISSUE	CB



2/26/21

PREPARED BY:



31 EAST MAIN STREET WESTBOROUGH, MA |  
508.366.6552  
WDA-DG.COM

OWNERS:

**ZAWAF REALTY TRUST**  
85 Carter Dr. Framingham, MA 01701  
**WORCESTER STREET  
REALTY TRUST**  
85 Carter Dr.  
Framingham, MA 01701

PREPARED FOR:

**DISCERN'D CANNABIS  
PURVEYORS, INC.**  
130 & 134 Worcester St.  
Grafton, MA 01536

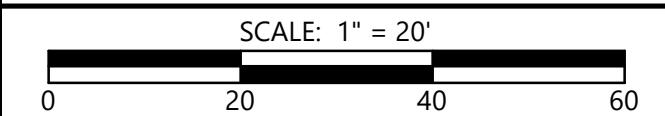
TITLE:

**SITE PREPARATION &  
DEMOLITION PLAN**

**SITE**

130 & 134 Worcester Street  
(Routes 122 & 140)  
Grafton, MA  
(Worcester County)

LOCAL PERMITTING



JOB NO.:	1368	DATE:	1/08/21
DWN. BY:	JLH	SHEET:	
CHK'D. BY:	JRW		<b>C1.01</b>



NOTE:

1. REFER TO SHEET C1.00 FOR LAYOUT AND MATERIAL NOTES

SIGNAGE NOTES:

1. MUTCD REFERS TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, 1988 EDITION (AS AMENDED) AND/OR STANDARD HIGHWAY SIGNS, 1979 (AS AMENDED), BOTH ISSUED BY THE USDOT/FHWA.
2. DESIGN AND PERMITTING OF SITE IDENTIFICATION SIGNAGE BY OTHERS IN COORDINATION WITH TOWN RULES AND REGULATIONS.

Parking Summary

48 Parking Spaces proposed  
Employee Parking Spaces = 13 spaces  
(1 ADA Space)  
Visitor Parking Spaces=35 spaces  
(2 ADA Spaces)

ZONING SUMMARY TABLE

OFFICE / LIGHT INDUSTRIAL (OI) ZONING DISTRICT

	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	3.42 ACRES
FRONTAGE	120'	450'
FRONT YARD	40'	46'
SIDE YARD	35'	39'
REAR YARD	35'	118'
MIN. BUILDING SEPARATION	20'	N/A
PARKING	22 SPACES	48 SPACES (13 STAFF, 35 VISITOR)
BUILDING HEIGHT	35'	SEE ARCHITECTURAL PLANS
MAX. LOT COVERAGE	40%	2.1% (3,240 S.F. BUILDING) 15.1% (22,482 S.F. PAVEMENT)
OPEN SPACE	75%	82.7% (123,202 S.F. TOTAL)

Riverfront Area Calculations

Entire Property

Total Existing Riverfront Area (RFA) = 87,054 S.F.

10% x 87,054 S.F. = 8,705 S.F. new alteration  
is allowed in the Riverfront.

Existing Degraded Area (absence of topsoil and/or dumping  
ground) in the Riverfront = 16,000 S.F.±

Proposed Riverfront Alteration =5,776 S.F. (below 10%  
threshold and area of proposed is less than existing  
degraded area in RFA, 310 CMR10.58(5)(e)

Proposed degraded RFA Landscape Restoration = 4,745 S.F.

LEGEND

LIMIT OF WORK

EROSION CONTROL BARRIER

BITUMINOUS CONCRETE

CONCRETE PAVEMENT

CAPE COD BERM

CATCH BASIN

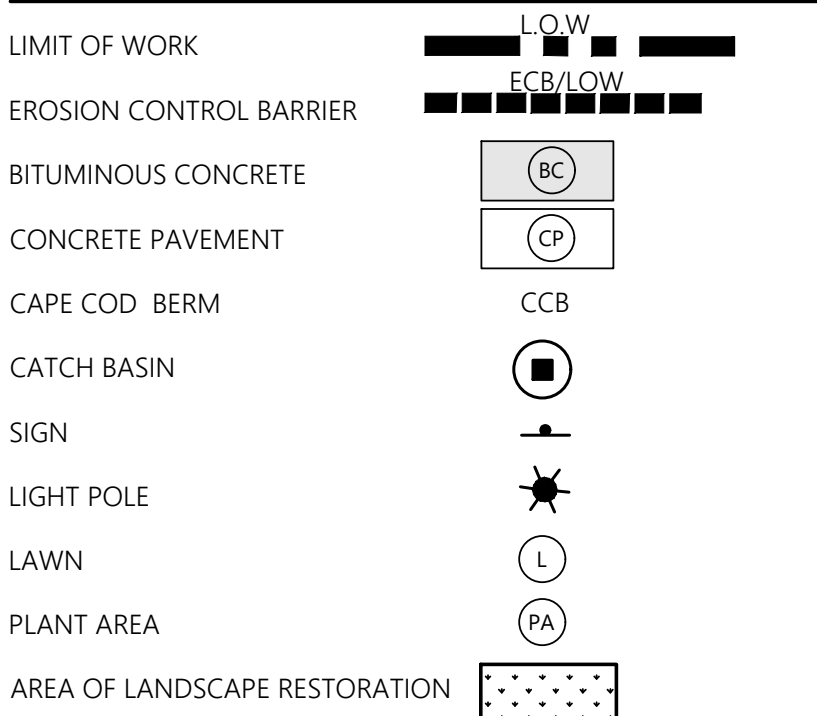
SIGN

LIGHT POLE

LAWN

PLANT AREA

AREA OF LANDSCAPE RESTORATION



SIGNAGE SUMMARY TABLE:

QTY	MUTCD NUMBER / SIGN I.D.	SIZE OF SIGN		PANEL STYLE
		WIDTH	HEIGHT	
2	R1-1	30"	30"	
3	R7-8	12"	18"	
3	R7-8A	12"	6"	

ZONING SUMMARY TABLE

OFFICE / LIGHT INDUSTRIAL (OI) ZONING DISTRICT

	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	3.42 ACRES
FRONTAGE	120'	450'
FRONT YARD	40'	46'
SIDE YARD	35'	39'
REAR YARD	35'	118'
MIN. BUILDING SEPARATION	20'	N/A
PARKING	22 SPACES	48 SPACES (13 STAFF, 35 VISITOR)
BUILDING HEIGHT	35'	SEE ARCHITECTURAL PLANS
MAX. LOT COVERAGE	40%	2.1% (3,240 S.F. BUILDING) 15.1% (22,482 S.F. PAVEMENT)
OPEN SPACE	75%	82.7% (123,202 S.F. TOTAL)

Riverfront Area Calculations

Entire Property

Total Existing Riverfront Area (RFA) = 87,054 S.F.

10% x 87,054 S.F. = 8,705 S.F. new alteration  
is allowed in the Riverfront.

Existing Degraded Area (absence of topsoil and/or dumping  
ground) in the Riverfront = 16,000 S.F.±

Proposed Riverfront Alteration =5,776 S.F. (below 10%  
threshold and area of proposed is less than existing  
degraded area in RFA, 310 CMR10.58(5)(e)

Proposed degraded RFA Landscape Restoration = 4,745 S.F.

LEGEND

LIMIT OF WORK

EROSION CONTROL BARRIER

BITUMINOUS CONCRETE

CONCRETE PAVEMENT

CAPE COD BERM

CATCH BASIN

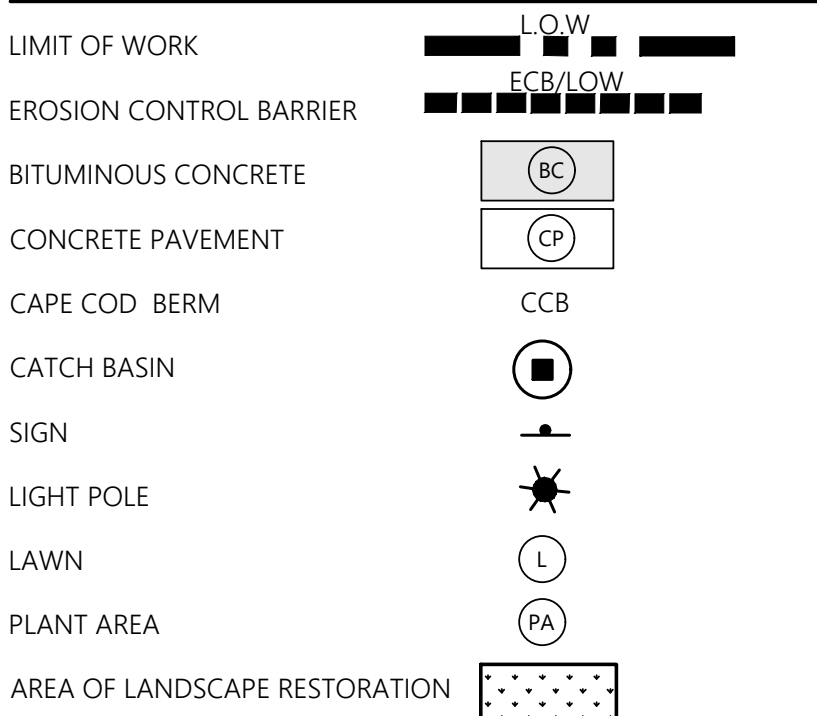
SIGN

LIGHT POLE

LAWN

PLANT AREA

AREA OF LANDSCAPE RESTORATION



SIGNAGE SUMMARY TABLE:

QTY	MUTCD NUMBER / SIGN I.D.	SIZE OF SIGN		PANEL STYLE
		WIDTH	HEIGHT	
2	R1-1	30"	30"	
3	R7-8	12"	18"	
3	R7-8A	12"	6"	

ZONING SUMMARY TABLE

OFFICE / LIGHT INDUSTRIAL (OI) ZONING DISTRICT

	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	3.42 ACRES
FRONTAGE	120'	450'
FRONT YARD	40'	46'
SIDE YARD	35'	39'
REAR YARD	35'	118'
MIN. BUILDING SEPARATION	20'	N/A
PARKING	22 SPACES	48 SPACES (13 STAFF, 35 VISITOR)
BUILDING HEIGHT	35'	SEE ARCHITECTURAL PLANS
MAX. LOT COVERAGE	40%	2.1% (3,240 S.F. BUILDING) 15.1% (22,482 S.F. PAVEMENT)
OPEN SPACE	75%	82.7% (123,202 S.F. TOTAL)

Riverfront Area Calculations

Entire Property

Total Existing Riverfront Area (RFA) = 87,054 S.F.

10% x 87,054 S.F. = 8,705 S.F. new alteration  
is allowed in the Riverfront.

Existing Degraded Area (absence of topsoil and/or dumping  
ground) in the Riverfront = 16,000 S.F.±

Proposed Riverfront Alteration =5,776 S.F. (below 10%  
threshold and area of proposed is less than existing  
degraded area in RFA, 310 CMR10.58(5)(e)

Proposed degraded RFA Landscape Restoration = 4,745 S.F.

LEGEND

LIMIT OF WORK

EROSION CONTROL BARRIER

BITUMINOUS CONCRETE

CONCRETE PAVEMENT

CAPE COD BERM

CATCH BASIN

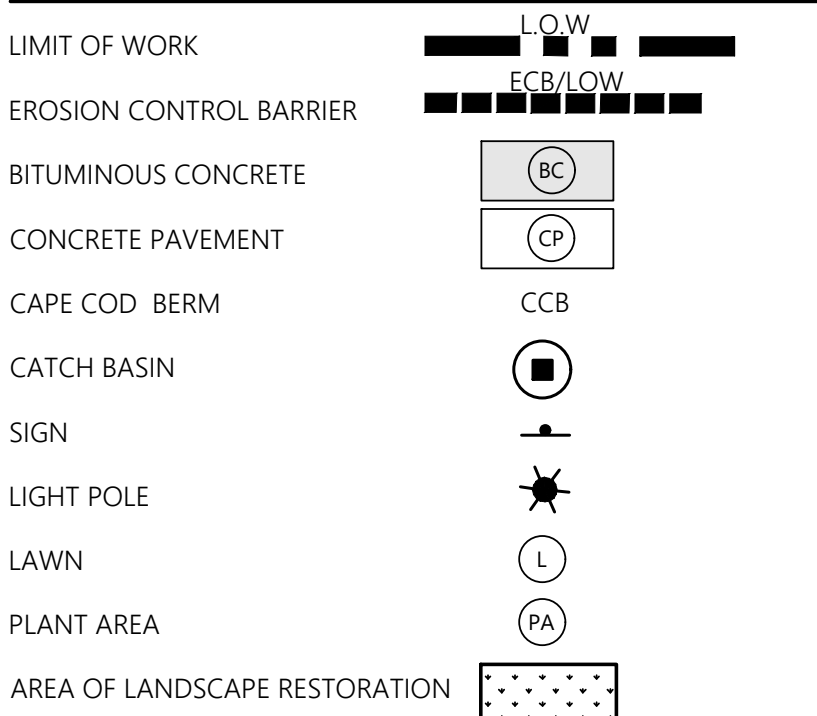
SIGN

LIGHT POLE

LAWN

PLANT AREA

AREA OF LANDSCAPE RESTORATION



SIGNAGE SUMMARY TABLE:

QTY	MUTCD NUMBER / SIGN I.D.	SIZE OF SIGN		PANEL STYLE
		WIDTH	HEIGHT	
2	R1-1	30"	30"	
3	R7-8	12"	18"	
3	R7-8A	12"	6"	

ZONING SUMMARY TABLE

OFFICE / LIGHT INDUSTRIAL (OI) ZONING DISTRICT

	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	3.42 ACRES
FRONTAGE	120'	450'
FRONT YARD	40'	46'
SIDE YARD	35'	39'
REAR YARD	35'	118'
MIN. BUILDING SEPARATION	20'	N/A
PARKING	22 SPACES	48 SPACES (13 STAFF, 35 VISITOR)
BUILDING HEIGHT	35'	SEE ARCHITECTURAL PLANS
MAX. LOT COVERAGE	40%	2.1% (3,240 S.F. BUILDING) 15.1% (22,482 S.F. PAVEMENT)
OPEN SPACE	75%	82.7% (123,202 S.F. TOTAL)

Riverfront Area Calculations

Entire Property

Total Existing Riverfront Area (RFA) = 87,054 S.F.

10% x 87,054 S.F. = 8,705 S.F. new alteration  
is allowed in the Riverfront.

Existing Degraded Area (absence of topsoil and/or dumping  
ground) in the Riverfront = 16,000 S.F.±

Proposed Riverfront Alteration =5,776 S.F. (below 10%  
threshold and area of proposed is less than existing  
degraded area in RFA, 310 CMR10.58(5)(e)

Proposed degraded RFA Landscape Restoration = 4,745 S.F.

LEGEND

LIMIT OF WORK

EROSION CONTROL BARRIER

BITUMINOUS CONCRETE

CONCRETE PAVEMENT

CAPE COD BERM

CATCH BASIN

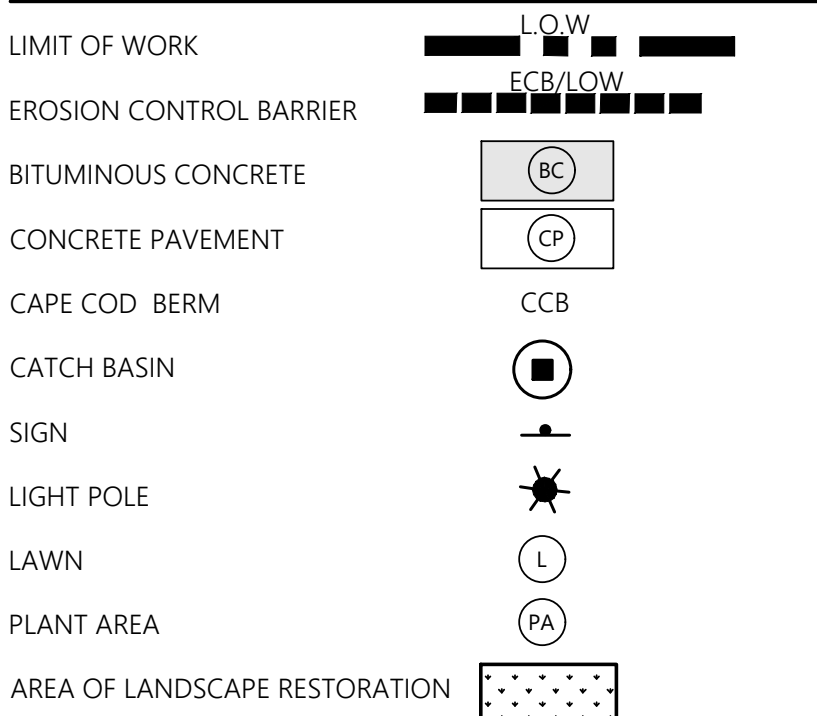
SIGN

LIGHT POLE

LAWN

PLANT AREA

AREA OF LANDSCAPE RESTORATION



SIGNAGE SUMMARY TABLE:

QTY	MUTCD NUMBER / SIGN I.D.	SIZE OF SIGN		PANEL STYLE
		WIDTH	HEIGHT	
2	R1-1	30"	30"	
3	R7-8	12"	18"	
3	R7-8A	12"	6"	

ZONING SUMMARY TABLE

OFFICE / LIGHT INDUSTRIAL (OI) ZONING DISTRICT

	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	3.42 ACRES
FRONTAGE	120'	450'
FRONT YARD	40'	46'
SIDE YARD	35'	39'
REAR YARD	35'	118'
MIN. BUILDING SEPARATION	20'	N/A
PARKING	22 SPACES	48 SPACES (13 STAFF, 35 VISITOR)
BUILDING HEIGHT	35'	SEE ARCHITECTURAL PLANS
MAX. LOT COVERAGE	40%	2.1% (3,240 S.F. BUILDING) 15.1% (22,482 S.F. PAVEMENT)
OPEN SPACE	75%	82.7% (123,202 S.F. TOTAL)

Riverfront Area Calculations

Entire Property

Total Existing Riverfront Area (RFA) = 87,054 S.F.

10% x 87,054 S.F. = 8,705 S.F. new alteration  
is allowed in the Riverfront.

Existing Degraded Area (absence of topsoil and/or dumping  
ground) in the Riverfront = 16,000 S.F.±

Proposed Riverfront Alteration =5,776 S.F. (below 10%  
threshold and area of proposed is less than existing  
degraded area in RFA, 310 CMR10.58(5)(e)

Proposed degraded RFA Landscape Restoration = 4,745 S.F.

LEGEND

LIMIT OF WORK

EROSION CONTROL BARRIER

BITUMINOUS CONCRETE

CONCRETE PAVEMENT

CAPE COD BERM

CATCH BASIN

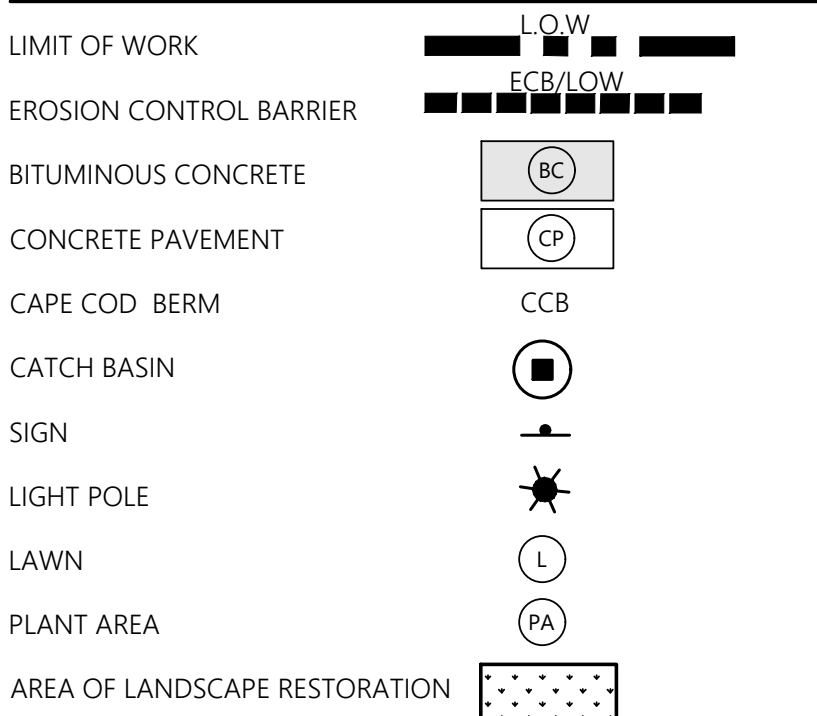
SIGN

LIGHT POLE

LAWN

PLANT AREA

AREA OF LANDSCAPE RESTORATION



SIGNAGE SUMMARY TABLE:

QTY	MUTCD NUMBER / SIGN I.D.	SIZE OF SIGN		PANEL STYLE
		WIDTH	HEIGHT	
2	R1-1	30"	30"	
3	R7-8	12"	18"	
3	R7-8A	12"	6"	

ZONING SUMMARY TABLE

OFFICE / LIGHT INDUSTRIAL (OI) ZONING DISTRICT

	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	3.42 ACRES
FRONTAGE	120'	450'
FRONT YARD	40'	46'
SIDE YARD	35'	39'
REAR YARD	35'	118'
MIN. BUILDING SEPARATION	20'	N/A
PARKING	22 SPACES	48 SPACES (13 STAFF, 35 VISITOR)
BUILDING HEIGHT	35'	SEE ARCHITECTURAL PLANS
MAX. LOT COVERAGE	40%	2.1% (3,240 S.F. BUILDING) 15.1% (22,482 S.F. PAVEMENT)
OPEN SPACE	75%	82.7% (123,202 S.F. TOTAL)

Riverfront Area Calculations

Entire Property

Total Existing Riverfront Area (RFA) = 87,054 S.F.

10% x 87,054 S.F. = 8,705 S.F. new alteration  
is allowed in the Riverfront.

Existing Degraded Area (absence of topsoil and/or dumping  
ground) in the Riverfront = 16,000 S.F.±

Proposed Riverfront Alteration =5,776 S.F. (below 10%  
threshold and area of proposed is less than existing  
degraded area in RFA, 310 CMR10.58(5)(e)

Proposed degraded RFA Landscape Restoration = 4,745 S.F.

LEGEND

LIMIT OF WORK

EROSION CONTROL BARRIER

BITUMINOUS CONCRETE

CONCRETE PAVEMENT

CAPE COD BERM

CATCH BASIN

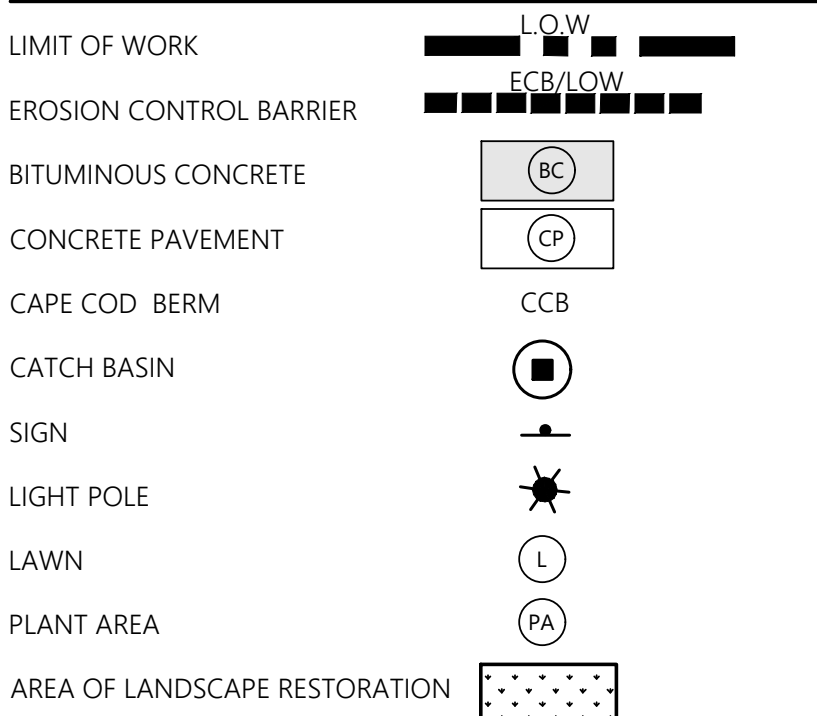
SIGN

LIGHT POLE

LAWN

PLANT AREA

AREA OF LANDSCAPE RESTORATION



SIGNAGE SUMMARY TABLE:

QTY	MUTCD NUMBER / SIGN I.D.	SIZE OF SIGN		PANEL STYLE
		WIDTH	HEIGHT	
2	R1-1	30"	30"	
3	R7-8	12"	18"	
3	R7-8A	12"	6"	

ZONING SUMMARY TABLE

OFFICE / LIGHT INDUSTRIAL (OI) ZONING DISTRICT

	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	3.42 ACRES
FRONTAGE	120'	450'
FRONT YARD	40'	46'
SIDE YARD	35'	39'
REAR YARD	35'	118'
MIN. BUILDING SEPARATION	20'	N/A
PARKING	22 SPACES	48 SPACES (13 STAFF, 35 VISITOR)
BUILDING HEIGHT	35'	SEE ARCHITECTURAL PLANS
MAX. LOT COVERAGE	40%	2.1% (3,240 S.F. BUILDING) 15.1% (22,482 S.F. PAVEMENT)
OPEN SPACE	75%	82.7% (123,202 S.F. TOTAL)

Riverfront Area Calculations

Entire Property

Total Existing Riverfront Area (RFA) = 87,054 S.F.

10% x 87,054 S.F. = 8,705 S.F. new alteration  
is allowed in the Riverfront.

Existing Degraded Area (absence of topsoil and/or dumping  
ground) in the Riverfront = 16,000 S.F.±

Proposed Riverfront Alteration =5,776 S.F. (below 10%  
threshold and area of proposed is less than existing  
degraded area in RFA, 310 CMR10.58(5)(e)

Proposed degraded RFA Landscape Restoration = 4,745 S.F.

LEGEND

LIMIT OF WORK

EROSION CONTROL BARRIER

BITUMINOUS CONCRETE

CONCRETE PAVEMENT

CAPE COD BERM

CATCH BASIN

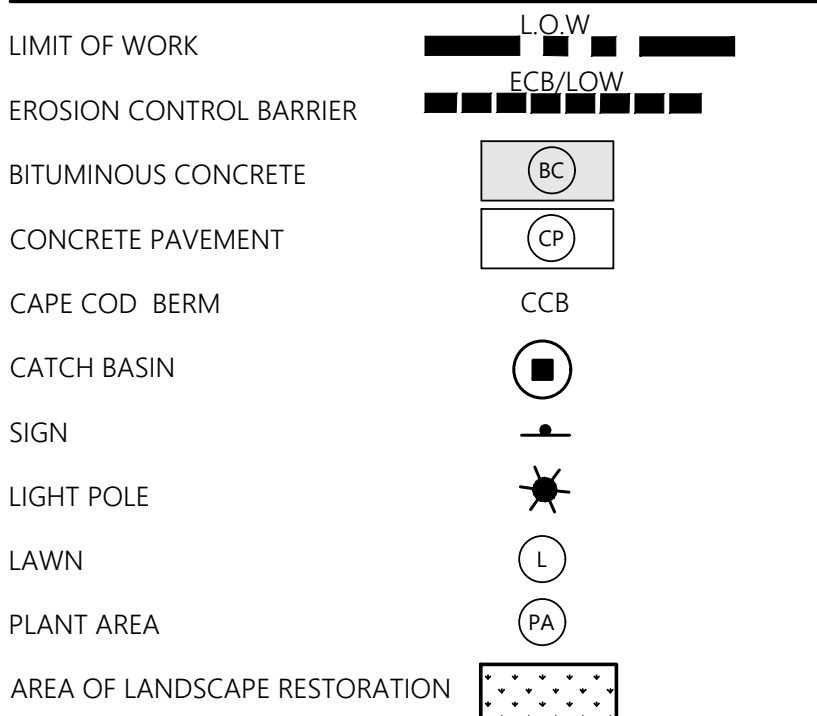
SIGN

LIGHT POLE

LAWN

PLANT AREA

AREA OF LANDSCAPE RESTORATION



SIGNAGE SUMMARY TABLE:

QTY	MUTCD NUMBER / SIGN I.D.	SIZE OF SIGN		PANEL STYLE
		WIDTH	HEIGHT	
2	R1-1	30"	30"	
3	R7-8	12"	18"	
3	R7-8A	12"	6"	

ZONING SUMMARY TABLE

OFFICE / LIGHT INDUSTRIAL (OI) ZONING DISTRICT

	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	3.42 ACRES
FRONTAGE	120'	450'
FRONT YARD	40'	46'
SIDE YARD	35'	39'
REAR YARD	35'	118'
MIN. BUILDING SEPARATION	20'	N/A
PARKING	22 SPACES	48 SPACES (13 STAFF, 35 VISITOR)
BUILDING HEIGHT	35'	SEE ARCHITECTURAL PLANS
MAX. LOT COVERAGE	40%	2.1% (3,240 S.F. BUILDING) 15.1% (22,482 S.F. PAVEMENT)
OPEN SPACE	75%	82.7% (123,202 S.F. TOTAL)



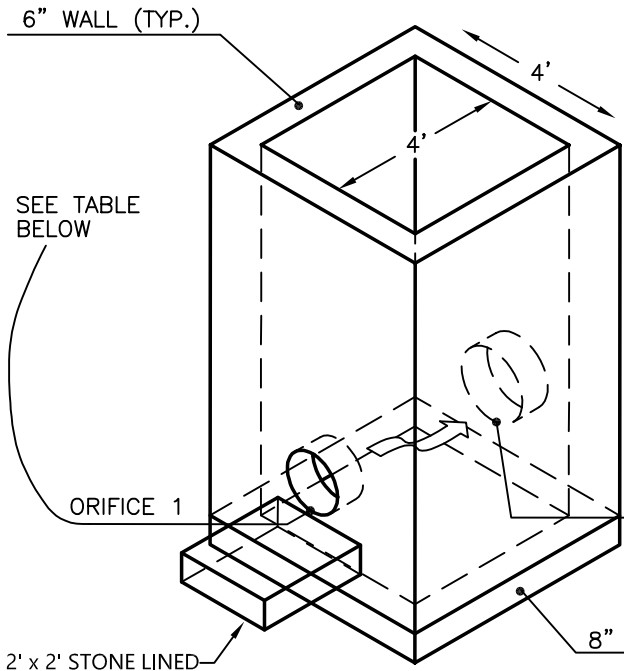
NOTE:

1. REFER TO SHEET 1.00 FOR GRADING AND DRAINAGE NOTES

Pipe Table				
Pipe Name	Size	Length	Slope	
Pipe - (1)	18"	37'	1.00%	CPE Pipe
Pipe - (2)	18"	140'	1.65%	CPE Pipe
Pipe - (3)	18"	17'	1.00%	CPE Pipe
Pipe - (4)	18"	34'	1.00%	CPE Pipe
Pipe - (5)	18"	60'	1.00%	CPE Pipe
Pipe - (6.1)	18"	12'	0.50%	Concrete Pipe
Pipe - (6.2)	18"	34'	0.50%	Concrete Pipe
Pipe - (7)	18"	29'	7.83%	CPE Pipe
Pipe - (8)	18"	5'	2.00%	CPE Pipe

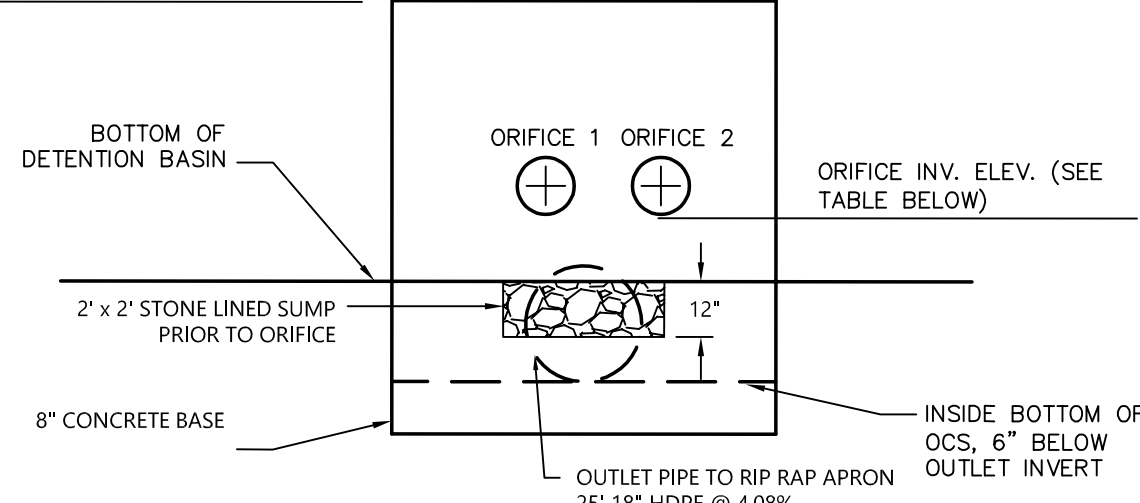
NOTES:

- OCS-101 TO BE 6'X4' BOX STRUCTURE (INSIDE DIMENSION).
- 6" WALL THICKNESS.
- PROVIDE GRATING WITHIN TOP OF STRUCTURE TO SUPPORT INSPECTOR/MAINTAINER. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS. DESIGN SHALL SUPPORT ANTICIPATED HYDROSTATIC AND BUOYANT FORCES.



ISOMETRIC VIEW

TOP OF STRUCTURE ELEV.  
(SEE TABLE BELOW)



OCS #	ORIFICE 1 SIZE (INCHES)	ORIFICE 1 ELEV.	ORIFICE 2 SIZE (INCHES)	ORIFICE 2 ELEV.	OUTLET SIZE (INCHES)	OUTLET INVERT ELEV.	TOP OF STRUCTURE ELEV.
101	5"	345.00	5"	345.00	18"	343.00	347.0

OUTLET CONTROL STRUCTURE (OCS)

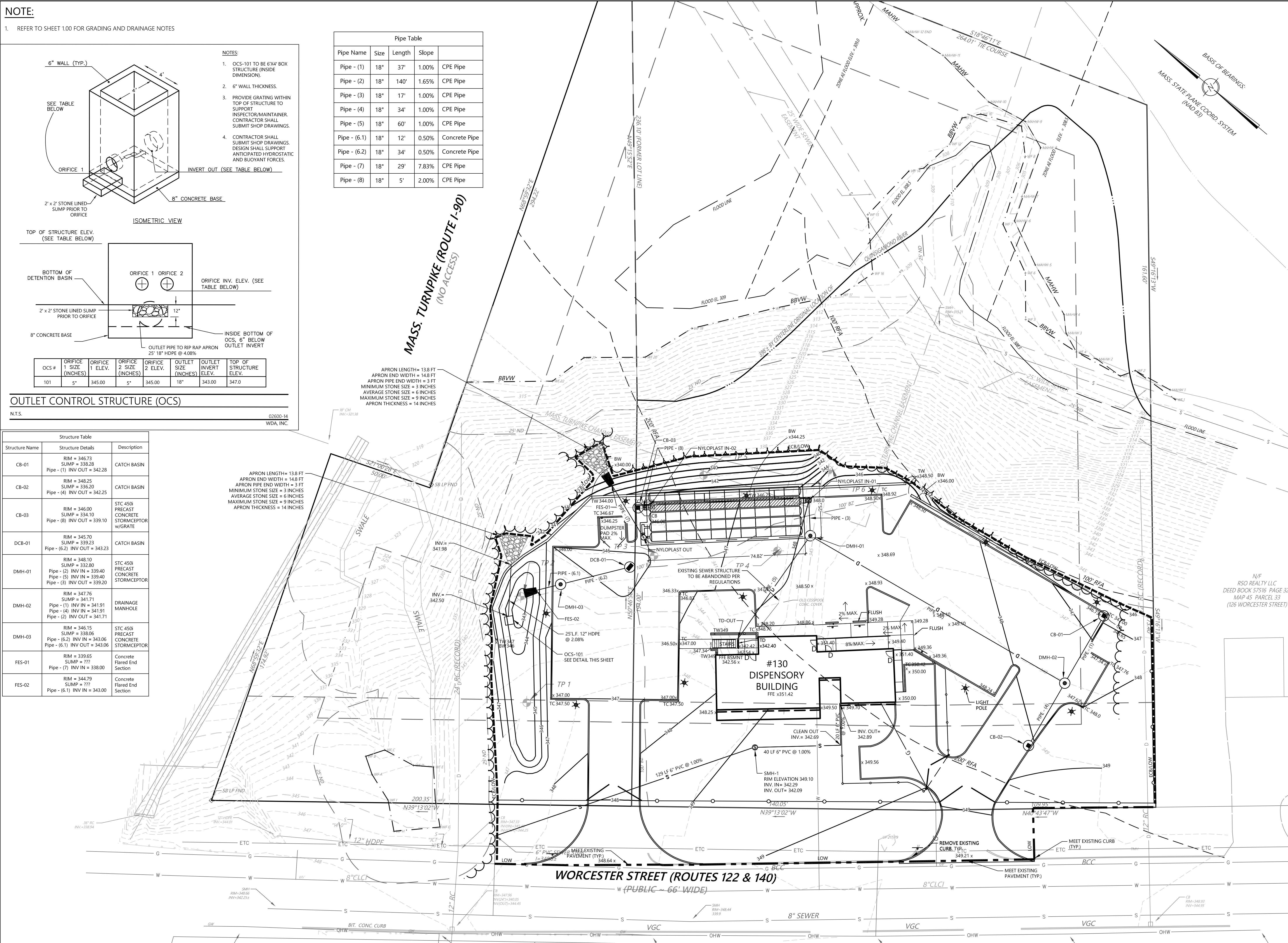
N.T.S.

02600-14  
WDA, INC.

Structure Table		
Structure Name	Structure Details	Description
CB-01	RIM = 346.73 SUMP = 338.28 Pipe - (1) INV OUT = 342.28	CATCH BASIN
CB-02	RIM = 348.25 SUMP = 336.20 Pipe - (4) INV OUT = 342.25	CATCH BASIN
CB-03	RIM = 346.00 SUMP = 334.10 Pipe - (8) INV OUT = 339.10	STC 450i PRECAST CONCRETE STORMCEPTOR w/GRATE
DCB-01	RIM = 345.70 SUMP = 339.23 Pipe - (6.2) INV OUT = 343.23	CATCH BASIN
DMH-01	RIM = 348.10 SUMP = 332.80 Pipe - (2) INV IN = 339.40 Pipe - (5) INV IN = 339.40 Pipe - (3) INV OUT = 339.20	STC 450i PRECAST CONCRETE STORMCEPTOR
DMH-02	RIM = 347.76 SUMP = 341.71 Pipe - (1) INV IN = 341.91 Pipe - (4) INV IN = 341.91 Pipe - (2) INV OUT = 341.71	DRAINAGE MANHOLE
DMH-03	RIM = 346.15 SUMP = 338.06 Pipe - (6.2) INV IN = 343.06 Pipe - (6.1) INV OUT = 343.06	STC 450i PRECAST CONCRETE STORMCEPTOR
FES-01	RIM = 339.65 SUMP = ??? Pipe - (7) INV IN = 338.00	Concrete Flared End Section
FES-02	RIM = 344.79 SUMP = ??? Pipe - (6.1) INV IN = 343.00	Concrete Flared End Section

APRON LENGTH = 13.8 FT  
APRON END WIDTH = 14.8 FT  
APRON PIPE END WIDTH = 3 FT  
MINIMUM STONE SIZE = 3 INCHES  
AVERAGE STONE SIZE = 6 INCHES  
MAXIMUM STONE SIZE = 9 INCHES  
APRON THICKNESS = 14 INCHES

MASS. TURNPIKE (ROUTE 1-90)  
(NO ACCESS)



LOCUS MAP  
N.T.S.

THIS DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS THE SOLE PROPERTY OF WDA DESIGN GROUP, INC. ITS USE BY THE OWNER FOR OTHER PROJECTS OR FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY FORBIDDEN. DISTRIBUTION IN CONNECTION WITH THIS PROJECT SHALL NOT BE CONSTRUED AS PUBLICATION IN DEROGATION OF WDA DESIGN GROUPS RIGHTS. ©2020, WDA DESIGN GROUP, INC.

REV.	DATE	DESCRIPTION	INIT.
C	2/26/21	REVIEW COMMENTS	CB
B	2/15/21	REVIEW COMMENTS	CB
A	1/08/21	INITIAL ISSUE	CB



PREPARED BY:

**WDA  
DESIGN  
GROUP**

31 EAST MAIN STREET WESTBOROUGH, MA |  
508.366.6552  
WDA-DG.COM

OWNERS:  
**ZAWAF REALTY TRUST**  
85 Carter Dr. Framingham, MA 01701  
**WORCESTER STREET  
REALTY TRUST**  
10 Eli Whitney Rd.  
Westborough, MA 01581

PREPARED FOR:  
**DISCERN'D CANNABIS  
PURVEYORS, INC.**  
130 & 134 Worcester St.  
Grafton, MA 01536

TITLE:  
**GRADING AND  
DRAINAGE PLAN**

**SITE**  
130 & 134 Worcester Street  
(Routes 122 & 140)  
Grafton, MA  
(Worcester County)

LOCAL PERMITTING

SCALE: 1" = 20'	
JOB NO.: 1368	DATE: 1/08/21
DWN. BY: JLH	SHEET: C3.00
CHK'D BY: JRW	

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES  
UNTIL ISSUED AS A CONSTRUCTION DRAWING BY WDA DESIGN GROUP.



LIGHTING SUMMARY TABLE:

LABEL	SYMBOL	QUANTITY	TYPE	HEIGHT	MANUFACTURER	CATALOG	LUMENS	LIGHT LOSS FACTOR	WATTAGE
SL1		11	POLE	15'	HOLOPHANE LIGHTING	AVPCL2 P45 XX 40K R4	9005	0.92	98

PLANT SCHEDULE

QTY	LABEL	BOTANICAL NAME	COMMON NAME	SIZE	NOTE
TREE					
3	AC	AMELANCHIER CANADENSIS	SERVICEBERRY	6-8' MS	B&B
15	BL	BETULA LENTA	BLACK BIRCH	1-1 1/2" CAL.	B&B
18	HV	HAMAMELIS VIRGINIANA	WITCH HAZEL	4-6' MS	B&B
2	LS	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	1 1/2"-2" CAL.	B&B
9	PA	PICEA ABIES	NORWAY SPRUCE	12-14' HT.	B&B
2	PS	PINUS STROBUS	WHITE PINE	10-12' HT.	B&B
5	QP	QUERCUS PALUSTRIS	PIN OAK	2-1/2"-3" CAL.	B&B
7	QR	QUERCUS RUBRA	RED OAK	2-1/2"-3" CAL.	B&B
2	QR-2	QUERCUS RUBRA	RED OAK	4'-6' HT.	CONT.
2	TP	THUJA PLICATA 'DARK AMERICAN'	ARBORVITAE 'DARK AMERICAN'	10-12' HT.	B&B

SHRUB

10	CS	CORNUS SERICEA	RED-TWIG DOGWOOD	#7	CONT.
56	JC	JUNIPERUS CHINENSIS 'MOUNTBATTEN'	'MOUNTBATTEN' CHINESE JUNIPER	7-8' HT.	B&B
24	IG	ILEX GLABRA 'SHAMROCK'	'SHAMROCK' INKBERY	#3	CONT.
43	RA	RHUS AROMATICA 'GRO-LOW'	SUMAC 'GRO-LOW'	#3	CONT.

PLANT LEGEND

-	DECIDUOUS TREE	
-	EVERGREEN SHRUB / EVERGREEN TREE	
-	SHRUB	
-	LOAM & SEED	
-	CONSERVATION MIX	

NOTE:

- REFER TO SHEET C1.00 FOR PLANTING NOTES.
- REFER TO SHEET C5.01 PLANTING DETAILS.
- GRASS SEED: COLONIAL SEED 'PLAYERS BEST'.
- CONSERVATION MIX: NEW ENGLAND CONSERVATION/ WILDLIFE MIX (FROM NEW ENGLAND WETLAND PLANTS INC., OR APPROVED EQUAL).

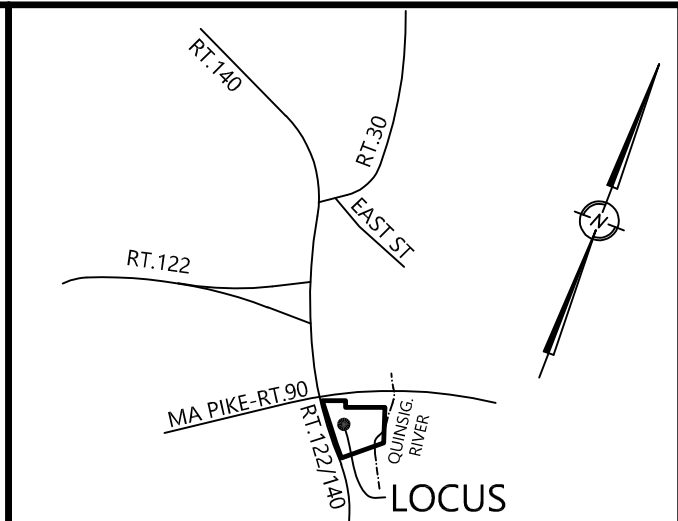
MASS. TURNPIKE (ROUTE I-90)  
(NO ACCESS)

APRON LENGTH= 13.8 FT  
APRON END WIDTH = 14.8 FT  
APRON PIPE END WIDTH = 3 FT  
MINIMUM STONE SIZE = 3 INCHES  
AVERAGE STONE SIZE = 6 INCHES  
MAXIMUM STONE SIZE = 9 INCHES  
APRON THICKNESS = 14 INCHES

APRON LENGTH= 13.8 FT  
APRON END WIDTH = 14.8 FT  
APRON PIPE END WIDTH = 3 FT  
MINIMUM STONE SIZE = 3 INCHES  
AVERAGE STONE SIZE = 6 INCHES  
MAXIMUM STONE SIZE = 9 INCHES  
APRON THICKNESS = 14 INCHES

WORCESTER STREET (ROUTES 122 & 140)

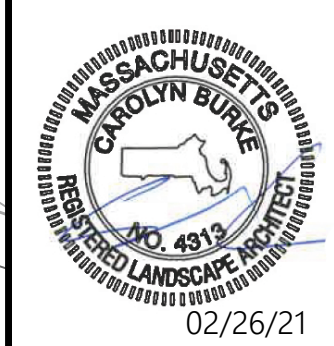
W (PUBLIC ~ 66' WIDE)



LOCUS MAP  
N.T.S.

THIS DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS THE SOLE PROPERTY OF WDA DESIGN GROUP, INC. ITS USE BY THE OWNER FOR OTHER PROJECTS OR FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY FORBIDDEN. DISTRIBUTION IN CONNECTION WITH THIS PROJECT SHALL NOT BE CONSTRUED AS PUBLICATION IN DEROGATION OF WDA DESIGN GROUP'S RIGHTS. ©2021, WDA DESIGN GROUP, INC.

REV.	DATE	DESCRIPTION	INIT.
C	2/26/21	REVIEW COMMENTS	CB
B	2/15/21	REVIEW COMMENTS	CB
A	1/08/21	INITIAL ISSUE	CB



PREPARED BY:

**WDA  
DESIGN  
GROUP**

31 EAST MAIN STREET WESTBOROUGH, MA 01581  
508.366.6552  
WDA-DG.COM

OWNERS:

**ZAWAF REALTY TRUST**  
85 Carter Dr. Framingham, MA 01701  
**WORCESTER STREET  
REALTY TRUST**  
10 Eli Whitney Rd.  
Westborough, MA 01581

PREPARED FOR:

**DISCERN'D CANNABIS  
PURVEYORS, INC.**  
130 Worcester St.  
Grafton, MA 01536

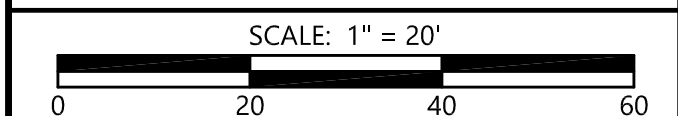
TITLE:

**PLANTING &  
LIGHTING PLAN**

**SITE**

130 & 134 Worcester Street  
(Routes 122 & 140)  
Grafton, MA  
(Worcester County)

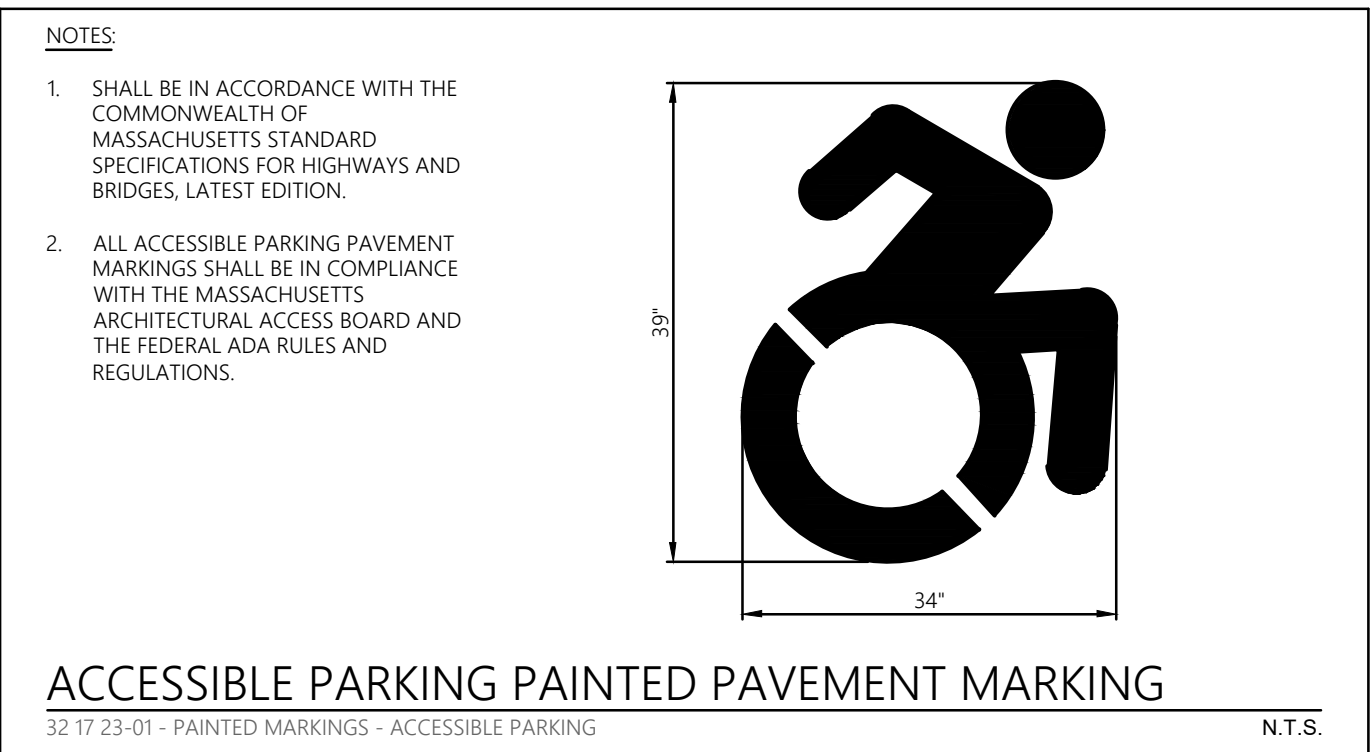
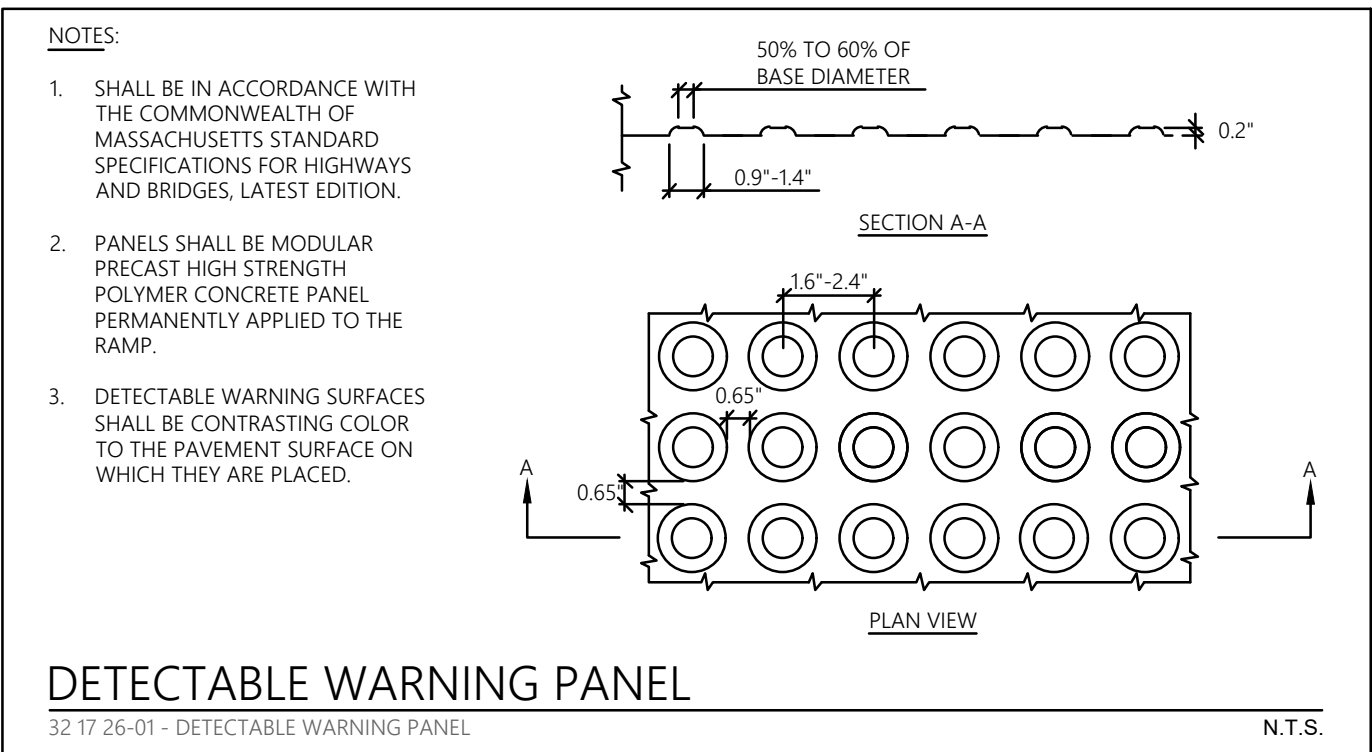
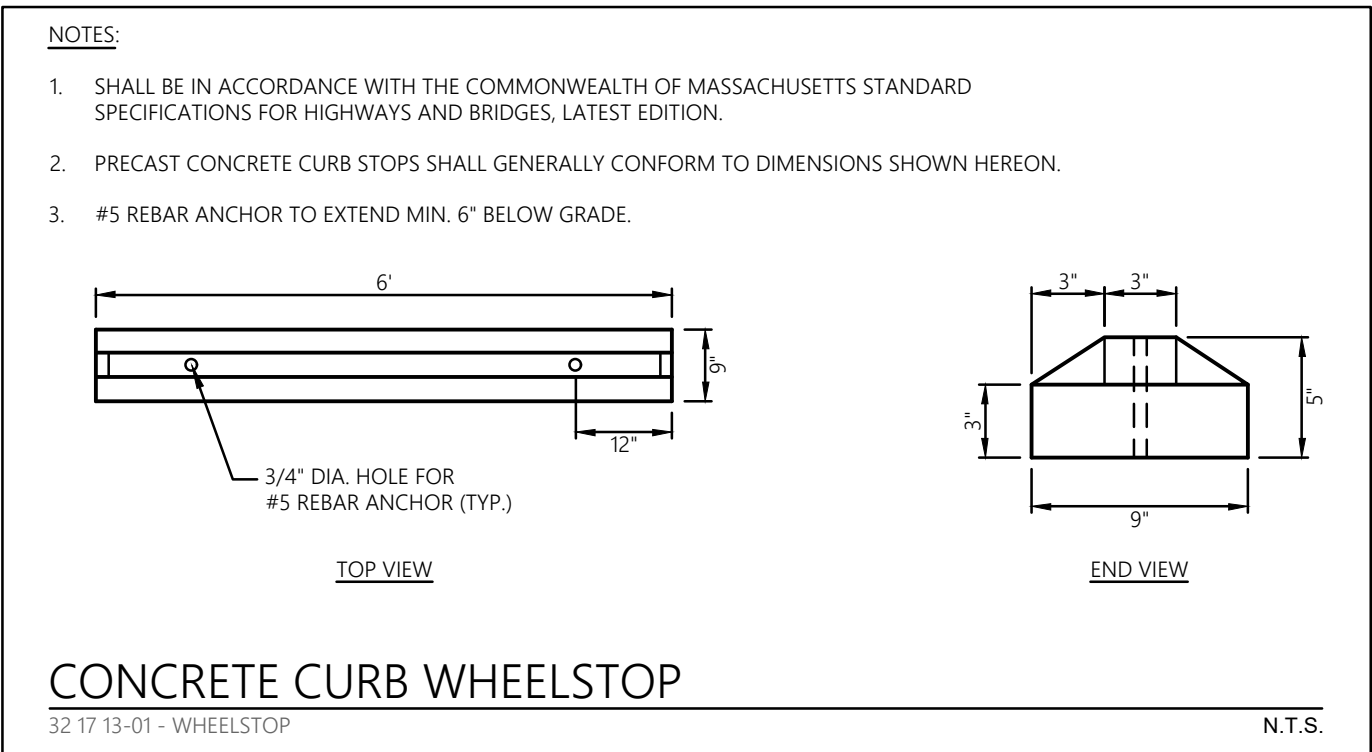
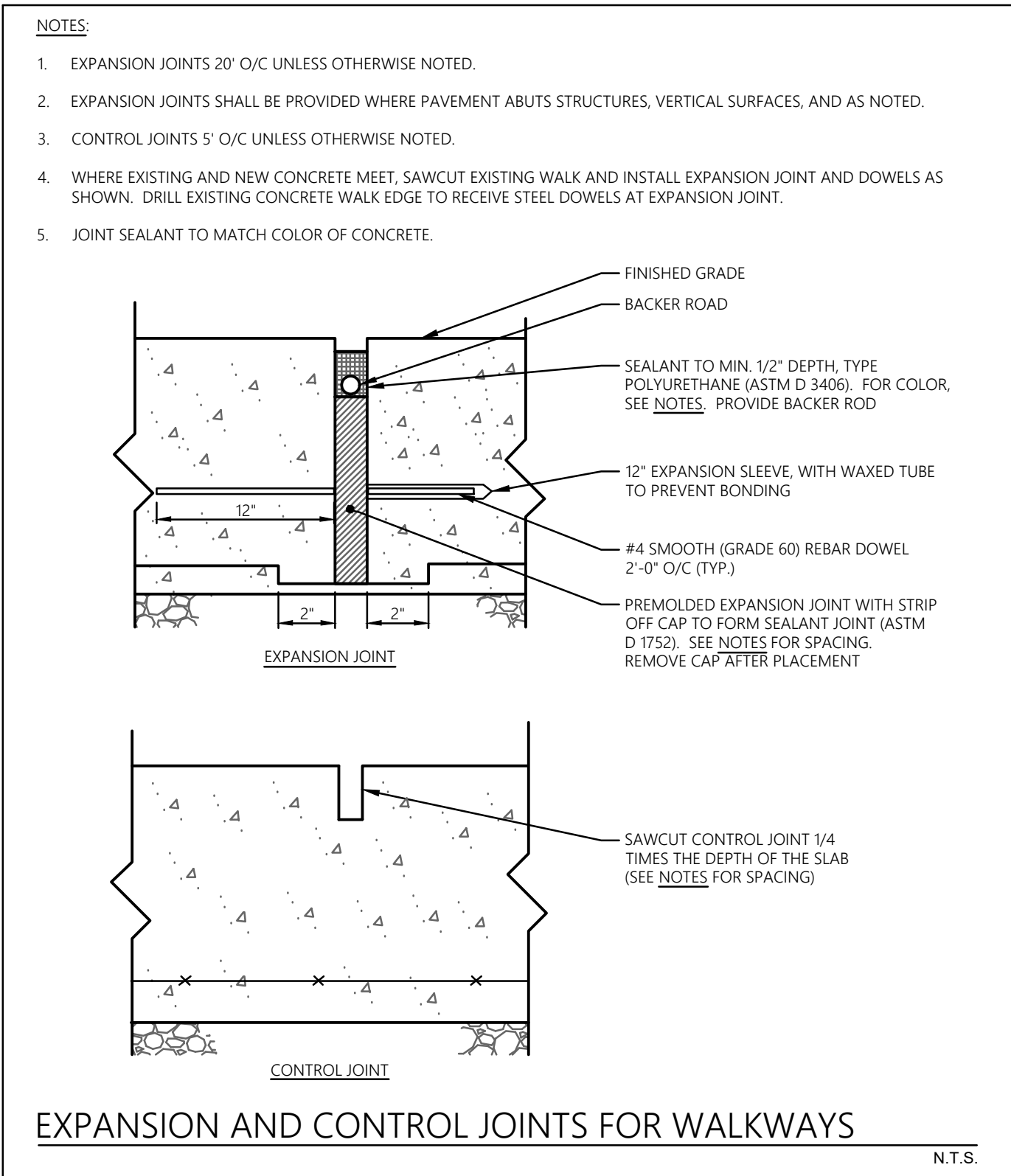
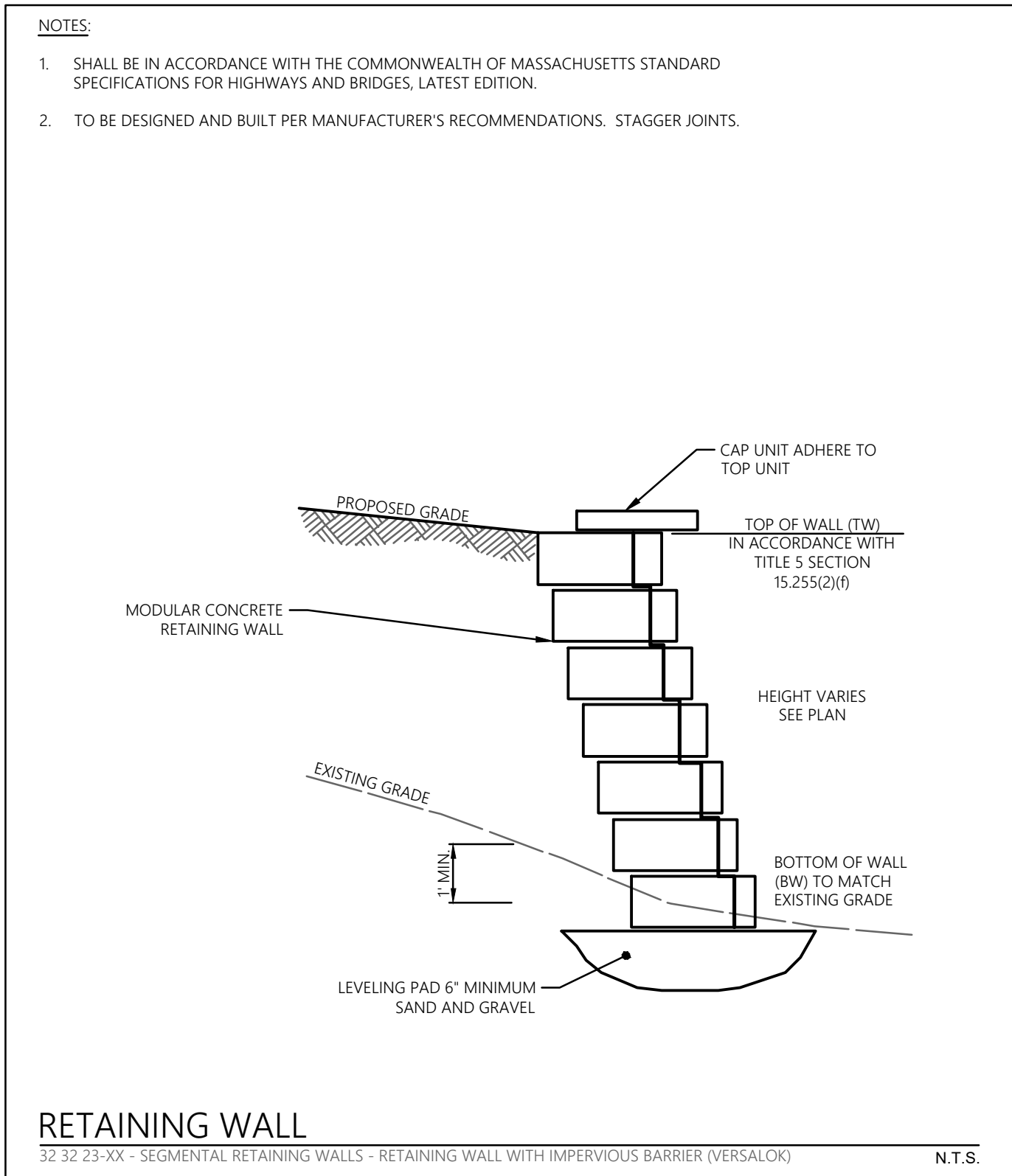
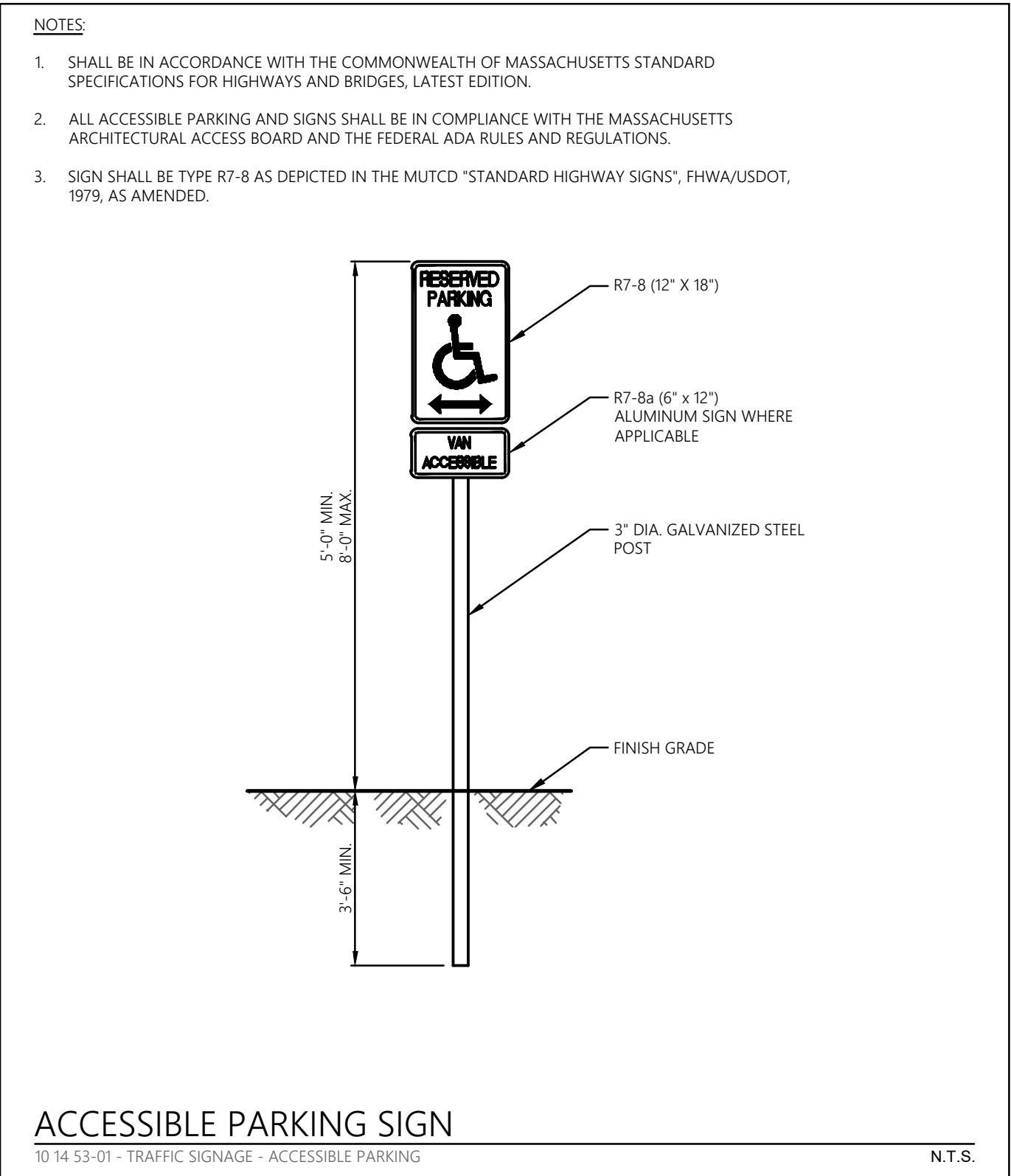
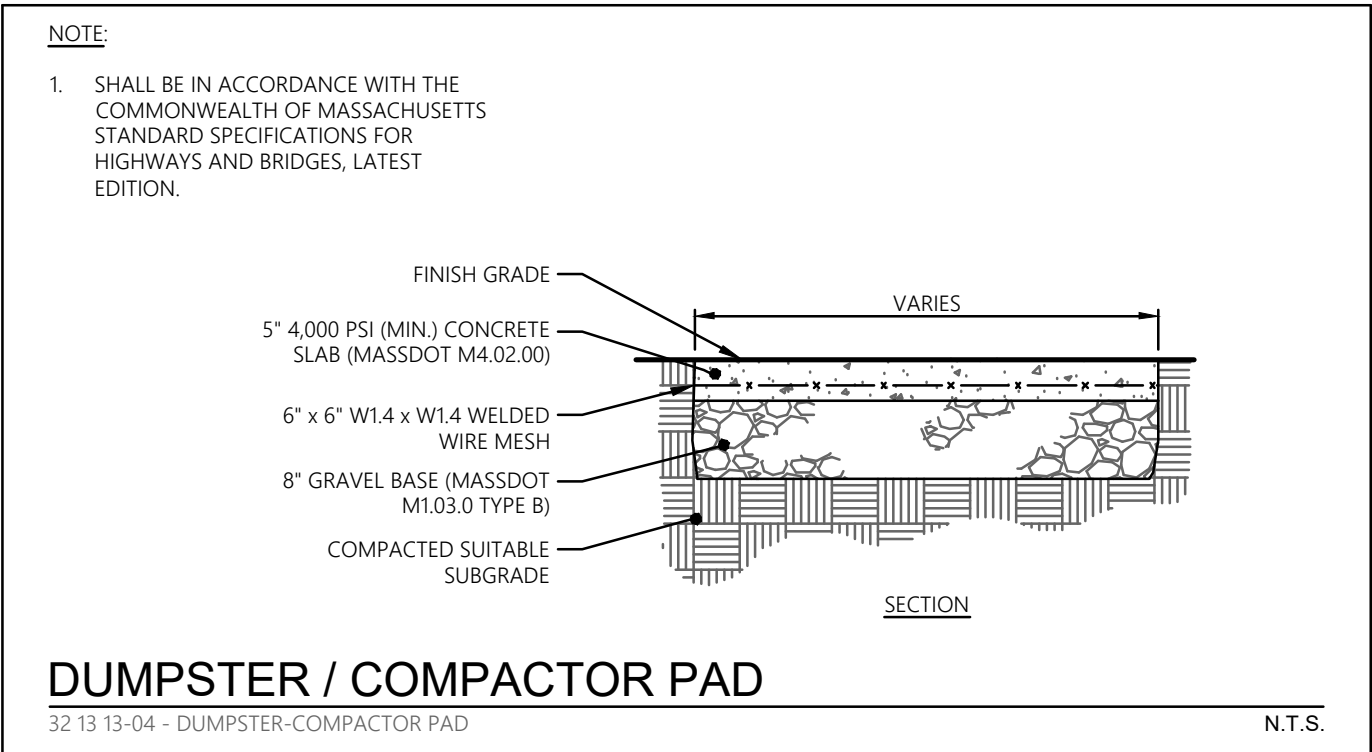
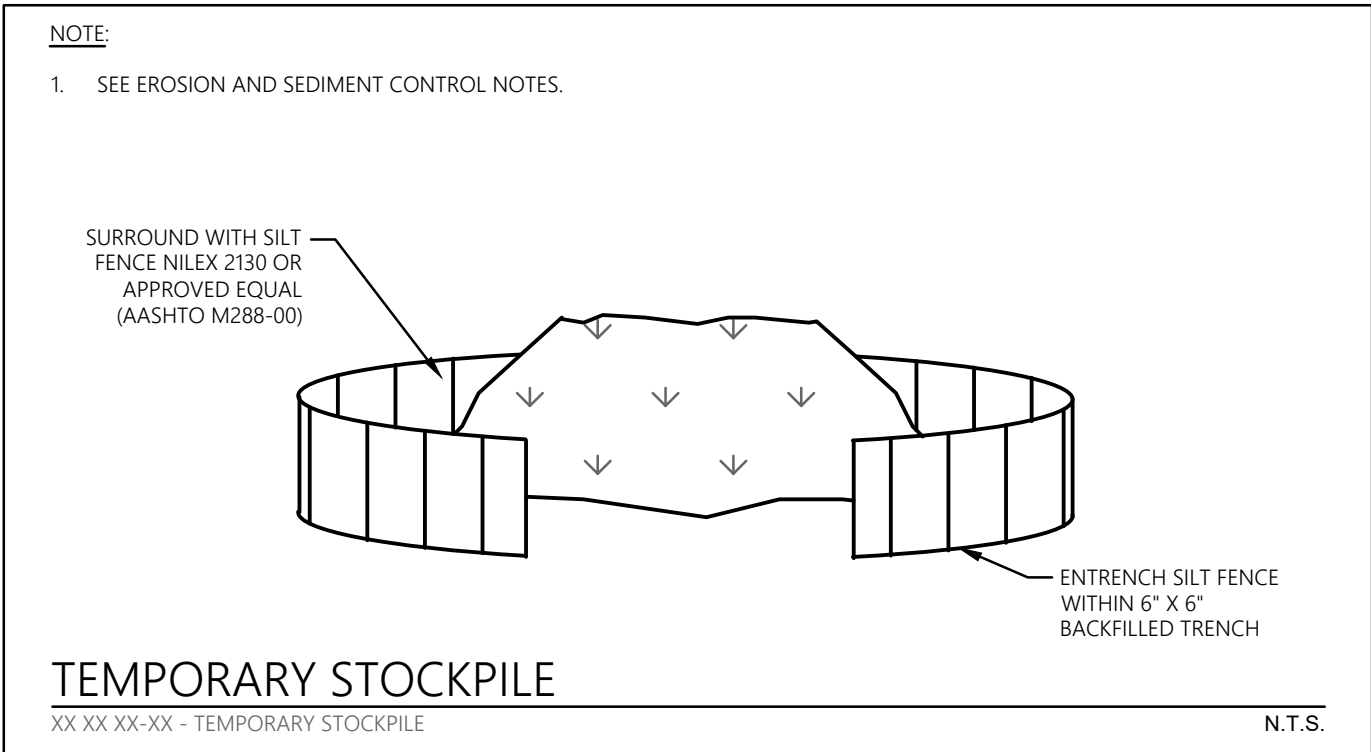
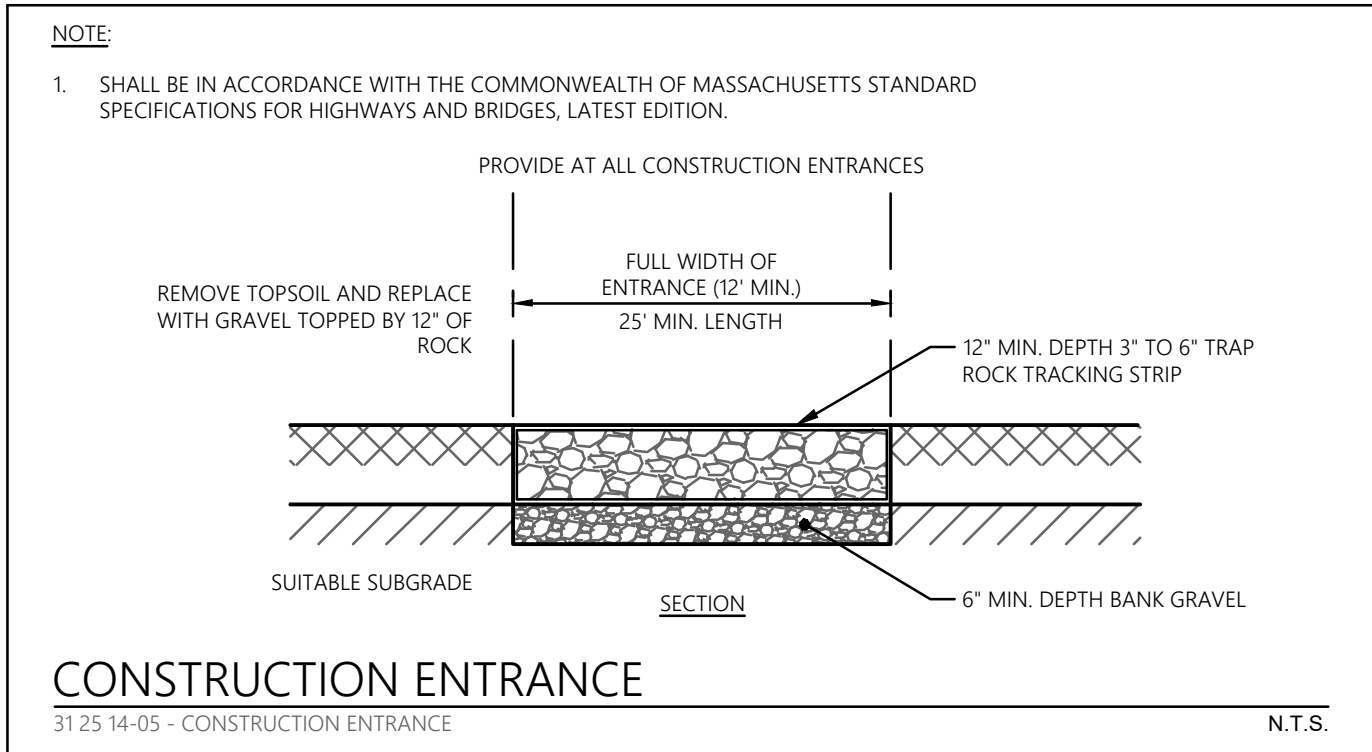
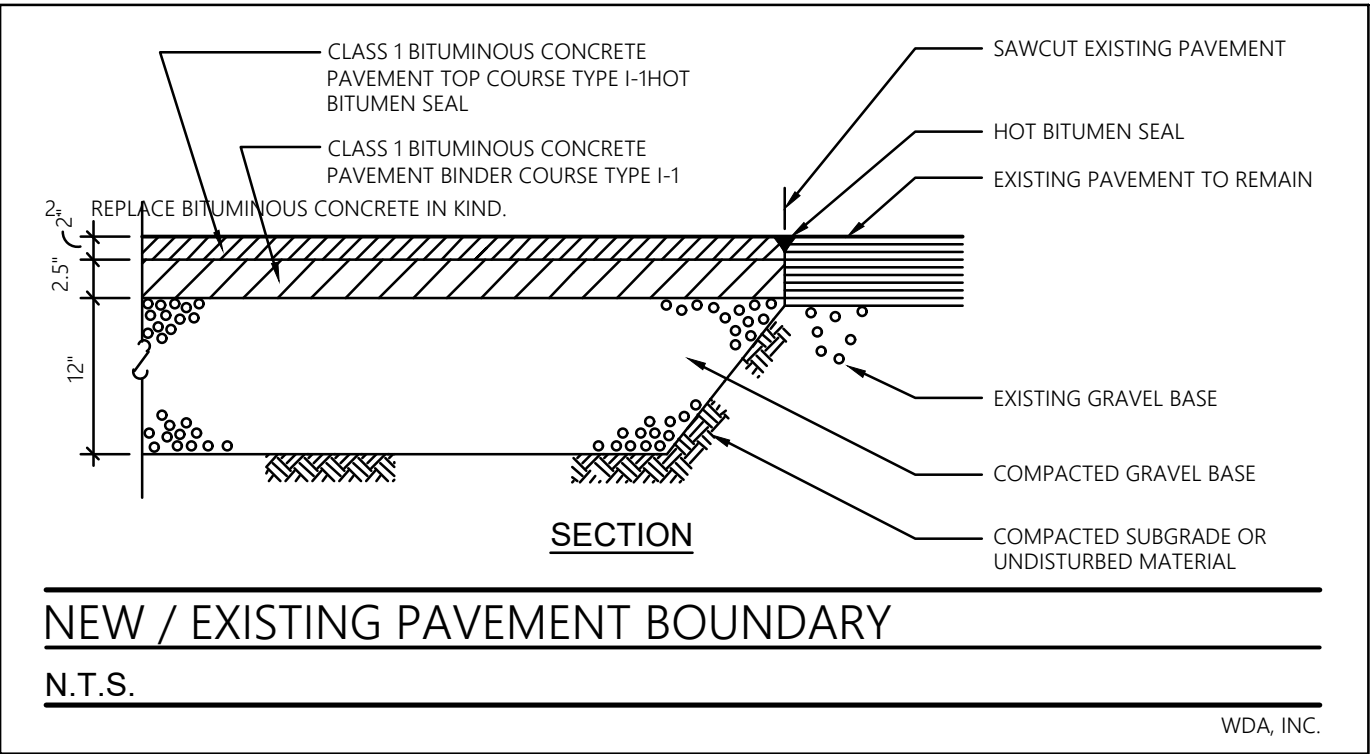
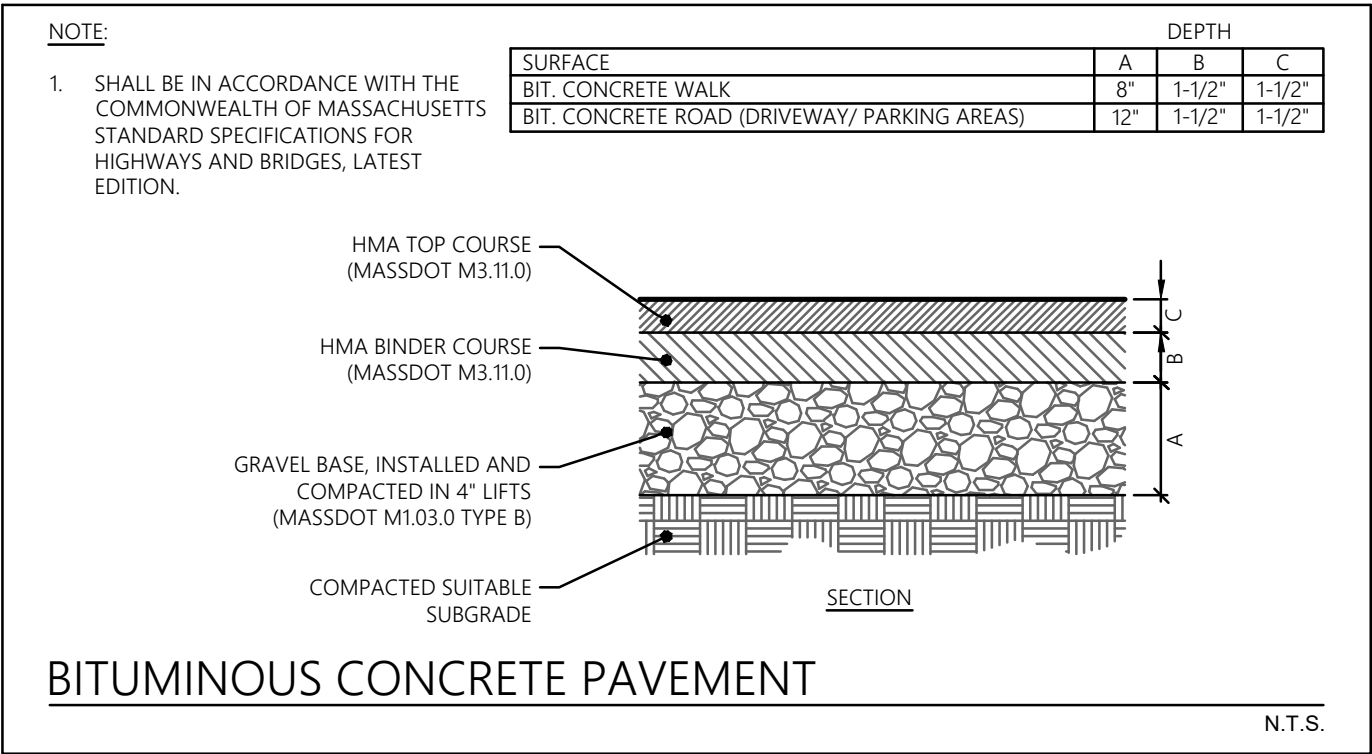
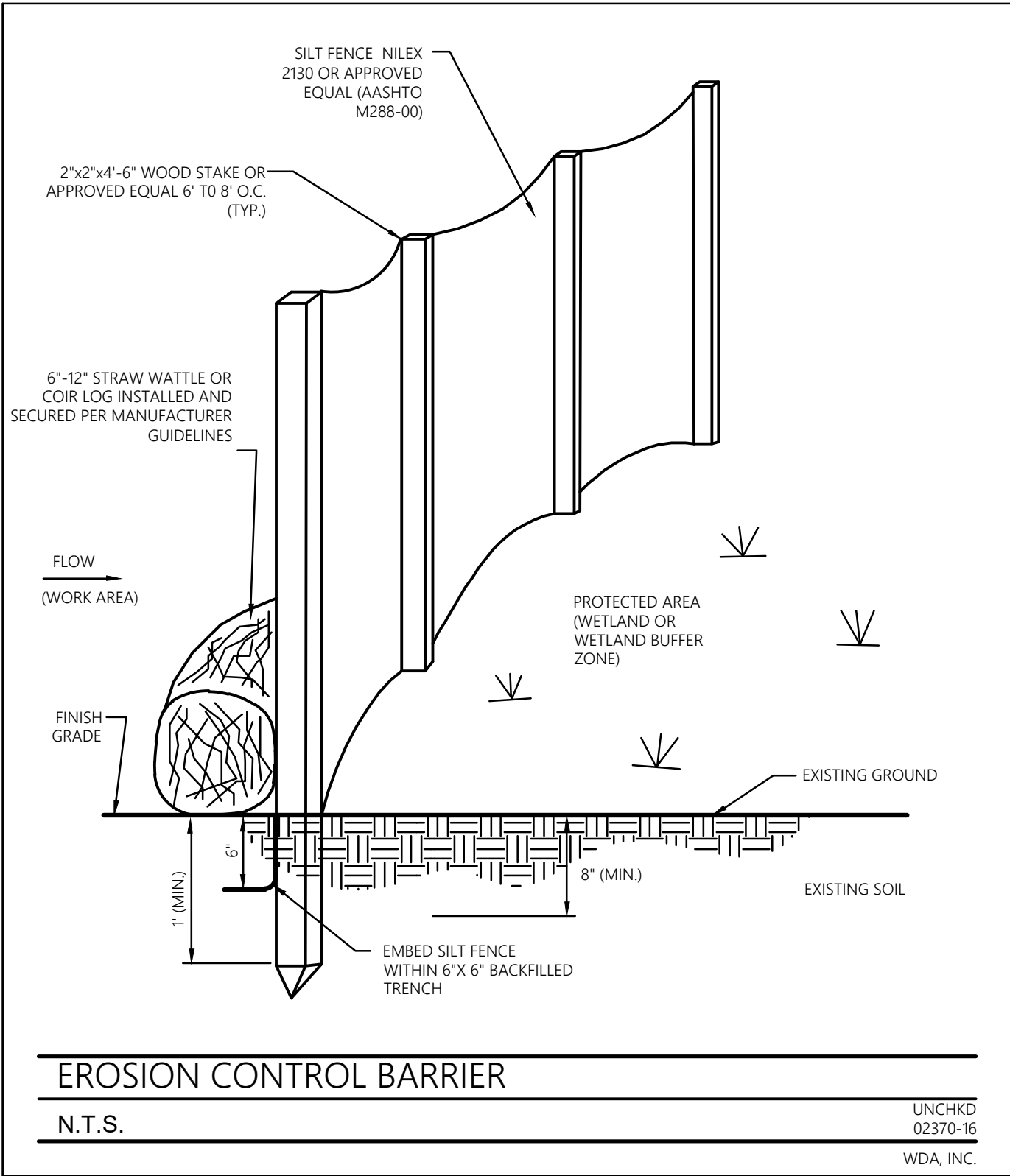
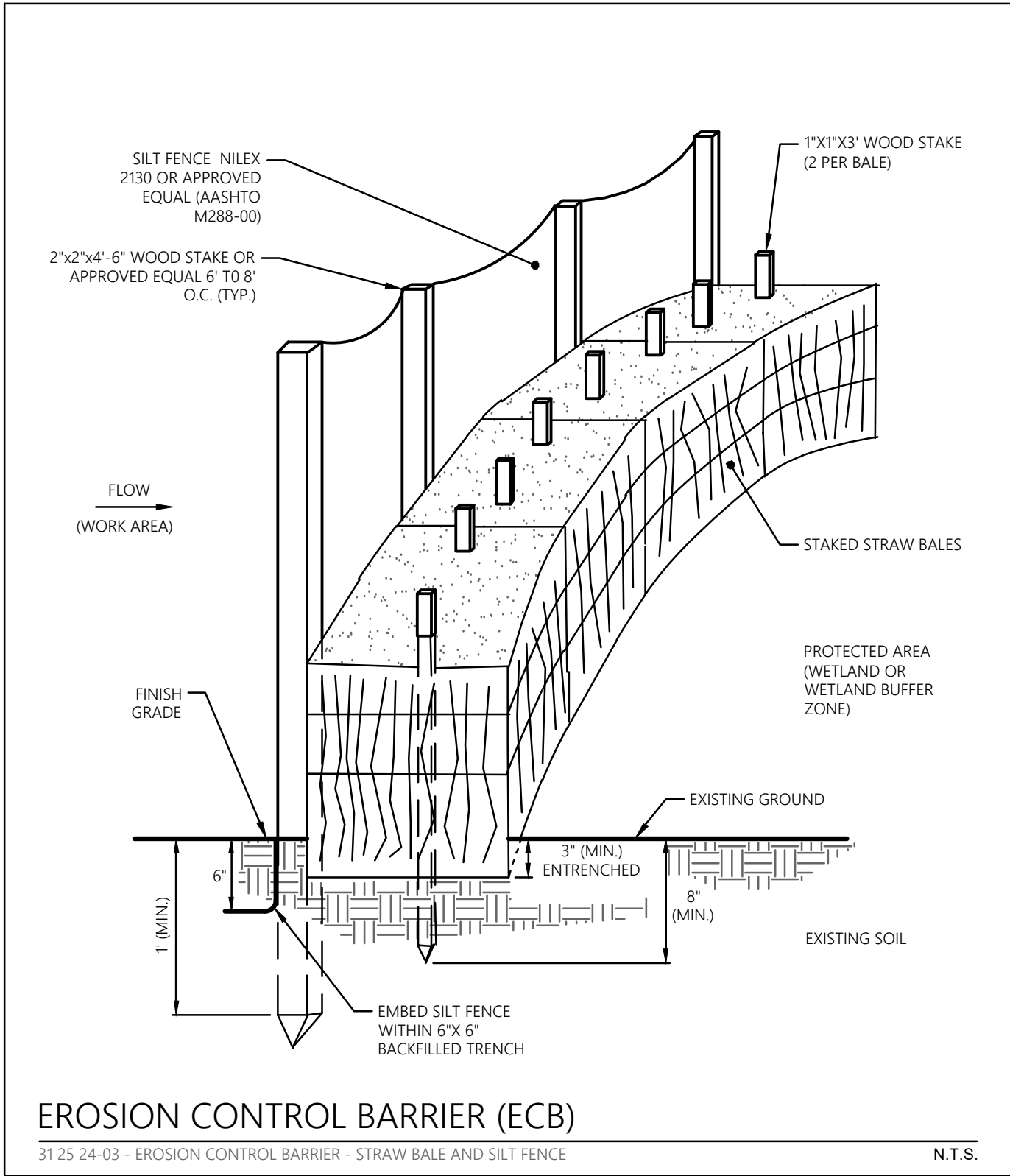
LOCAL PERMITTING



JOB NO.:	1368	DATE:	1/08/21
DWN. BY:	JLH	SHEET:	C4.00
CHK'D. BY:	JRW		

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES  
UNTIL ISSUED AS A CONSTRUCTION DRAWING BY WDA DESIGN GROUP.





**LOCUS MAP**  
N.T.S.

THIS DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS THE SOLE PROPERTY OF WDA DESIGN GROUP, INC. ITS USE BY THE OWNER FOR OTHER PROJECTS OR FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY FORBIDDEN. DISTRIBUTION IN CONNECTION WITH THIS PROJECT SHALL NOT BE CONSTRUED AS PUBLICATION IN DEROGATION OF WDA DESIGN GROUP'S RIGHTS. ©2021, WDA DESIGN GROUP, INC.

REV.	DATE	DESCRIPTION	INIT.
B	2/15/21	REVIEW COMMENTS	CB
A	1/08/21	INITIAL ISSUE	CB

**WDA DESIGN GROUP**  
31 EAST MAIN STREET WESTBOROUGH, MA | 508.366.6552 WDA-DG.COM

**OWNERS:**  
**ZAWAF REALTY TRUST**  
85 Carter Dr. Framingham, MA 01701  
**WORCESTER STREET REALTY TRUST**  
85 Carter Dr. Framingham, MA 01701

**PREPARED FOR:**  
**DISCERN'D CANNABIS PURVEYORS, INC.**  
130 & 134 Worcester St. Grafton, MA 01536

**TITLE:**  
**DETAILS**

**SITE**  
130 & 134 Worcester Street (Routes 122 & 140) Grafton, MA (Worcester County)

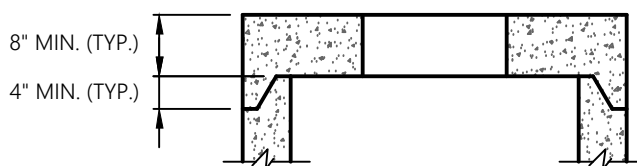
**LOCAL PERMITTING**

JOB NO.:	1368	DATE:	1/08/21
DWN. BY:	JLH	SHEET:	C5.00
CHK'D. BY:	JRW		

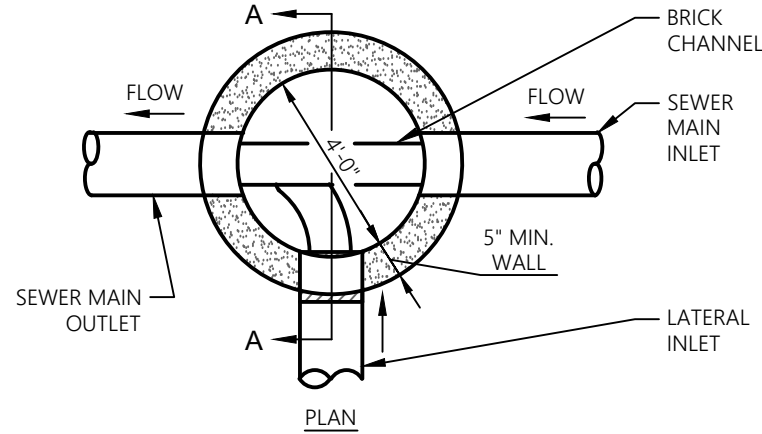


NOTES:

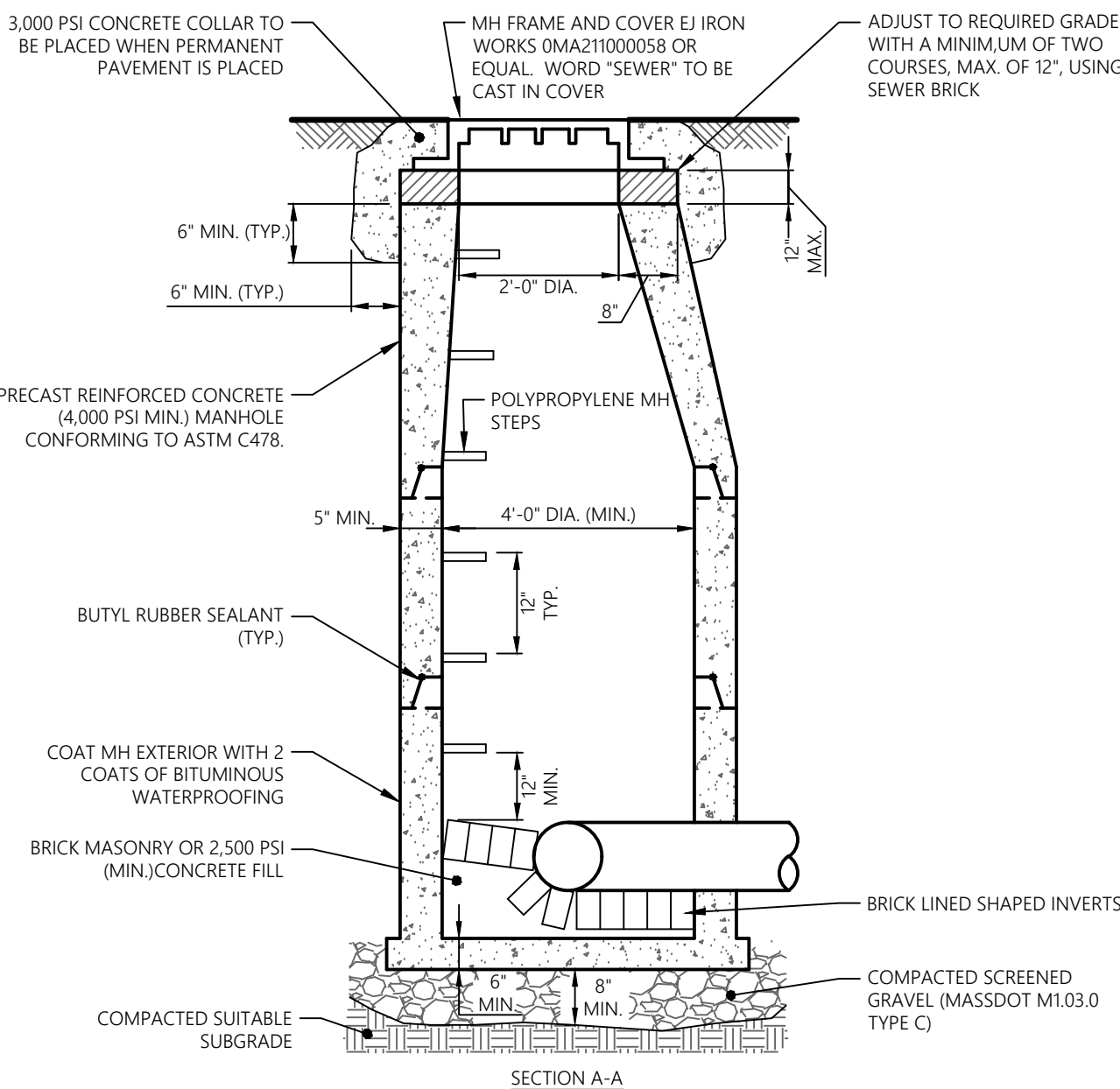
1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. FLAT TOP ALTERNATE REQUIRED FOR SHALLOW STRUCTURES TO MEET H-20 LOADING PER AASHTO HS-20-44.
3. PIPE CONNECTIONS TO BE PROVIDED WITH NEOPRENE BOOT AND STAINLESS STEEL CLAMP.
4. COVER AND STRUCTURE SHALL SUPPORT H-20 LOADING PER AASHTO HS-20-44.
5. 4" DIA. - DEPTH TO 18"; 5" DIA. - DEPTHS > 18".



FLAT TOP ALTERNATIVE



PLAN



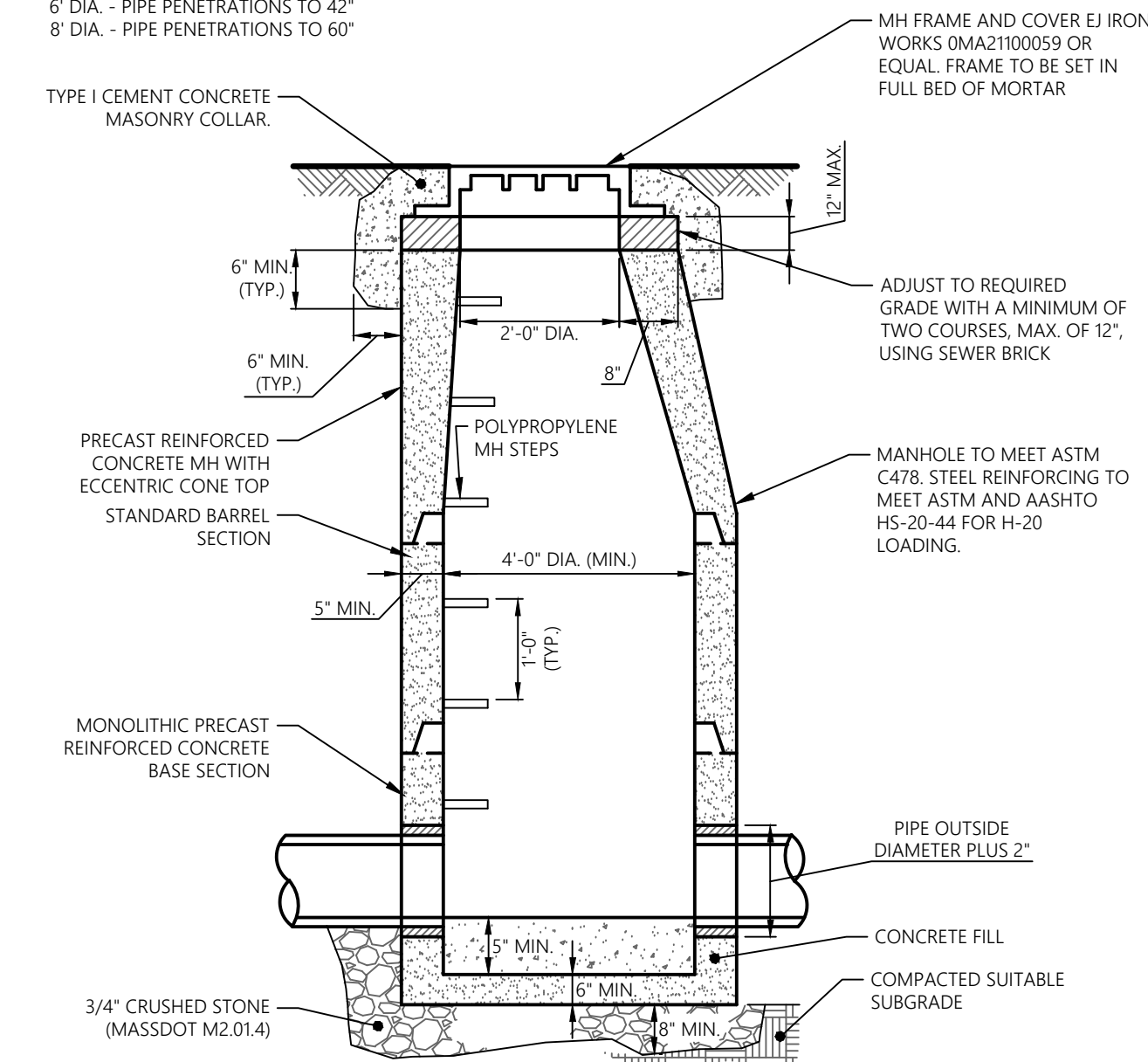
SEWER MANHOLE (SMH)

33 3113-03 - SEWER MANHOLE

N.T.S.

NOTES:

1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. 4" DIA. - PIPE PENETRATIONS TO 24"  
5" DIA. - PIPE PENETRATIONS TO 30"  
6" DIA. - PIPE PENETRATIONS TO 42"  
8" DIA. - PIPE PENETRATIONS TO 60"



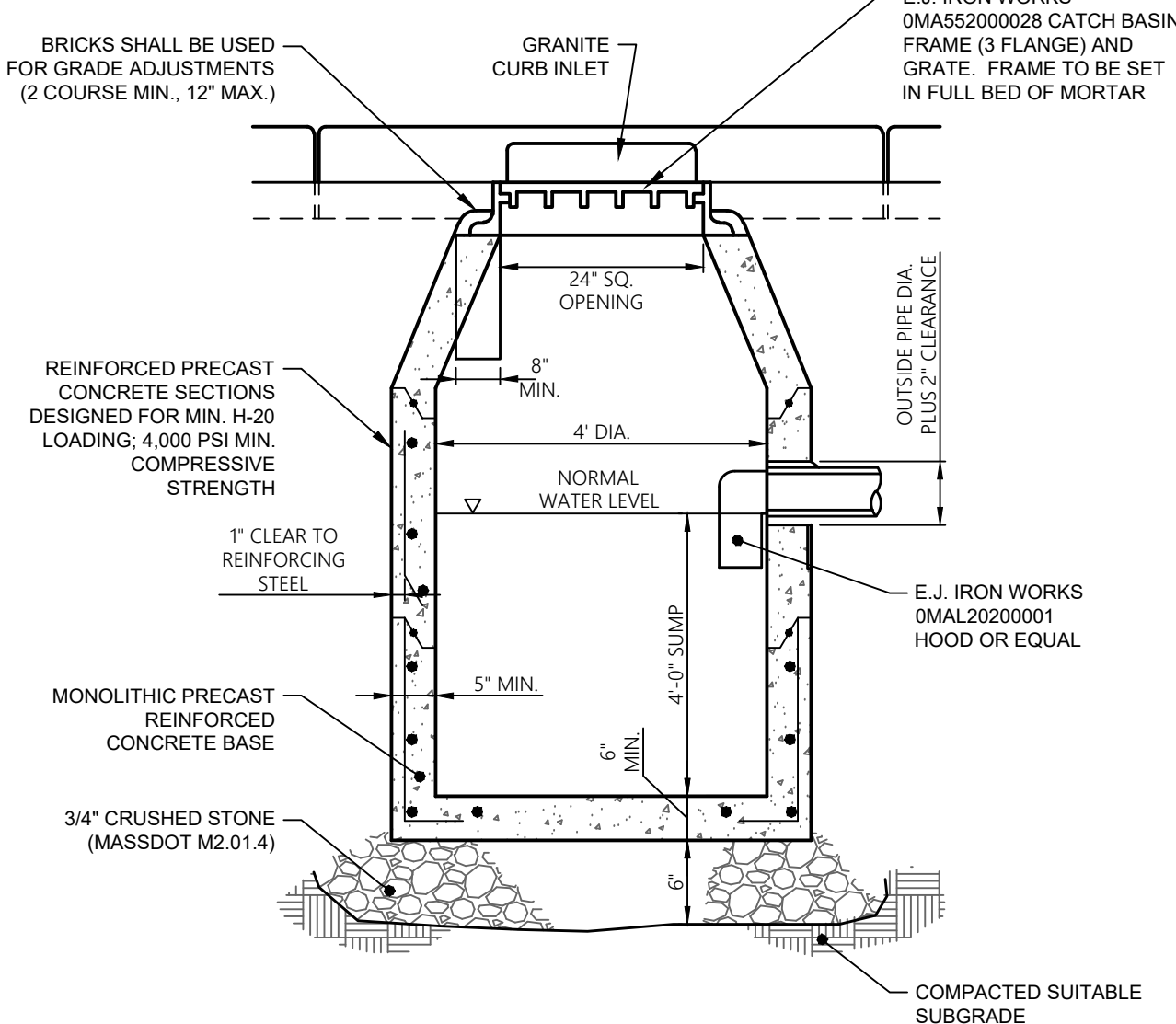
DRAIN MANHOLE (DMH)

33 42 11-05 - DRAIN MANHOLE

N.T.S.

NOTES:

1. FLAT TOP ALTERNATE REQUIRED FOR SHALLOW STRUCTURES. TOP SLAB SHALL BE DESIGNED FOR H-20 LOADING.
2. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.



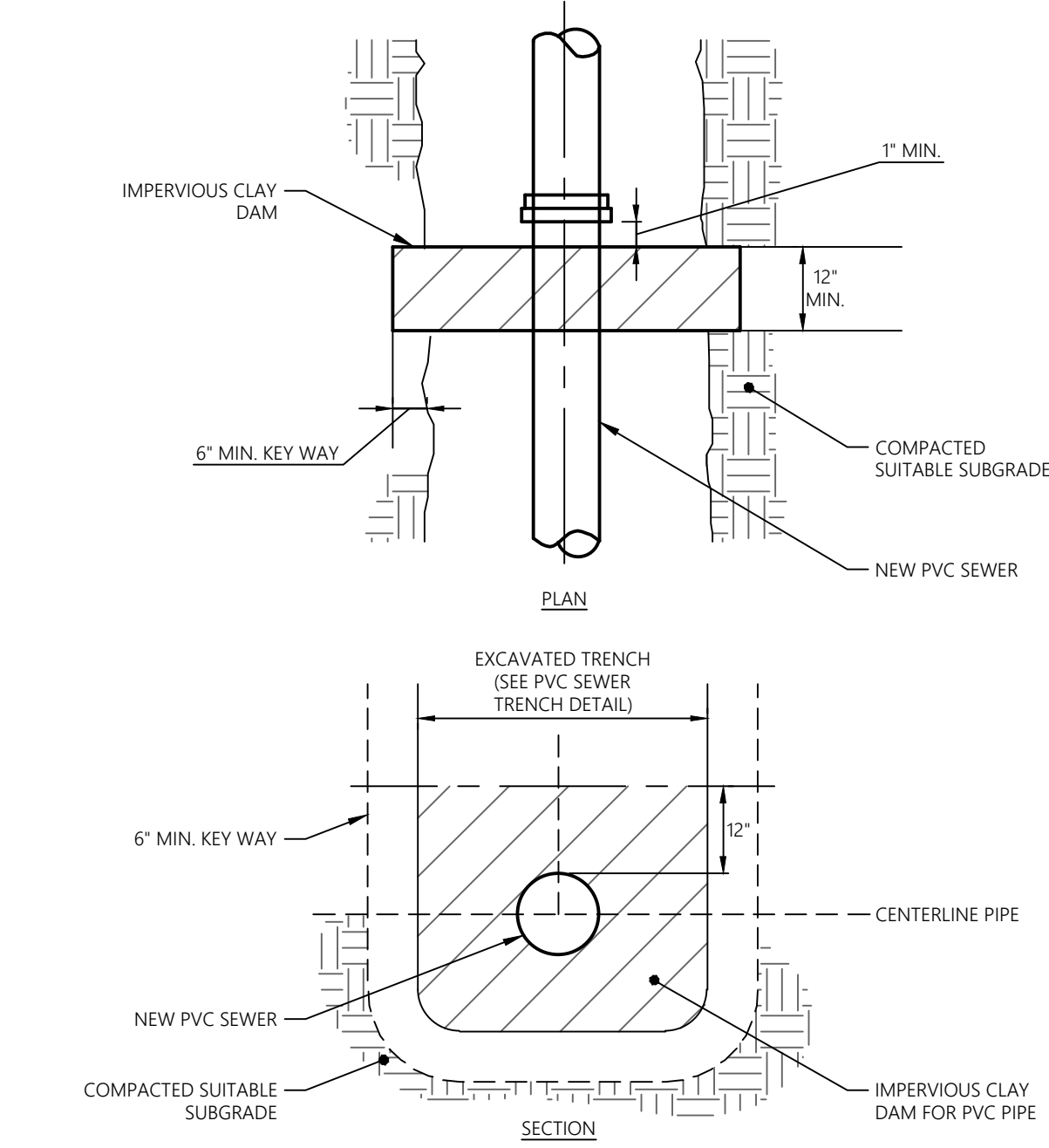
4' DIAMETER CATCH BASIN (CB)

33 42 33-01 - CATCH BASIN - 4' DIAMETER

N.T.S.

NOTES:

1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.



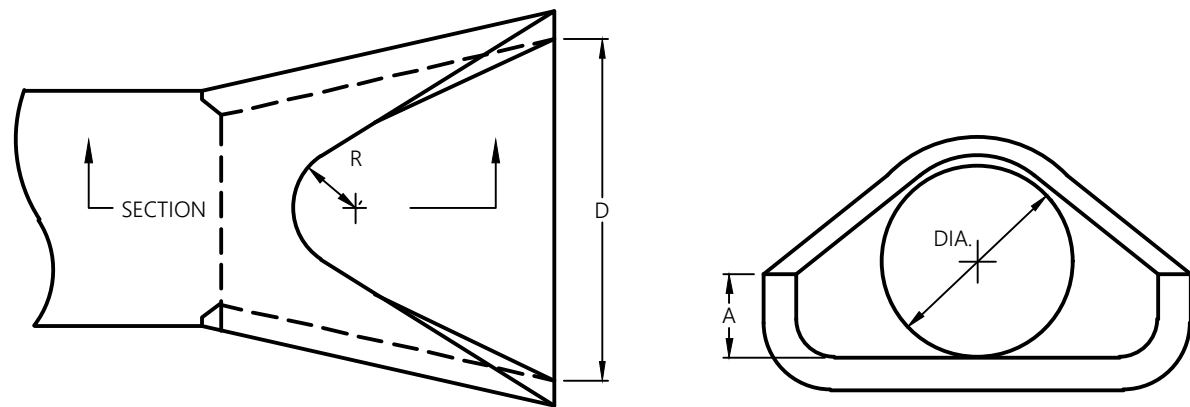
PIPE TRENCH DAM (FOR PVC PIPE)

33 3113-02 - PIPE TRENCH DAM FOR PVC PIPE

N.T.S.

NOTE:

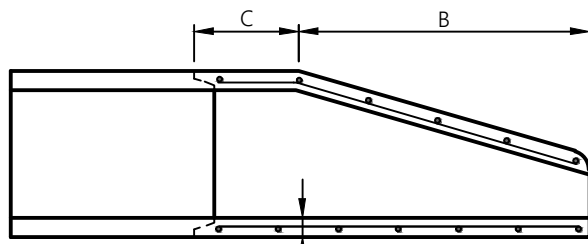
1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.



PLAN VIEW

END VIEW

DIA.	A	B	C	D	E	F
12"	4"	2'-0"	4'-0 7/8"	2'-0"	2"	9"
15"	6"	2'-3"	3'-10"	2'-6"	2-1/4"	11"
18"	9"	2'-3"	3'-10"	3'-0"	2-1/2"	12"
24"	9 1/2"	3'-7 1/2"	2'-6"	4'-0"	3"	14"
30"	12"	4'-6"	1'-7 3/4"	5'-0"	3-1/2"	15"
36"	15"	5'-3"	2'-10 3/4"	6'-0"	4"	20"



SECTION VIEW

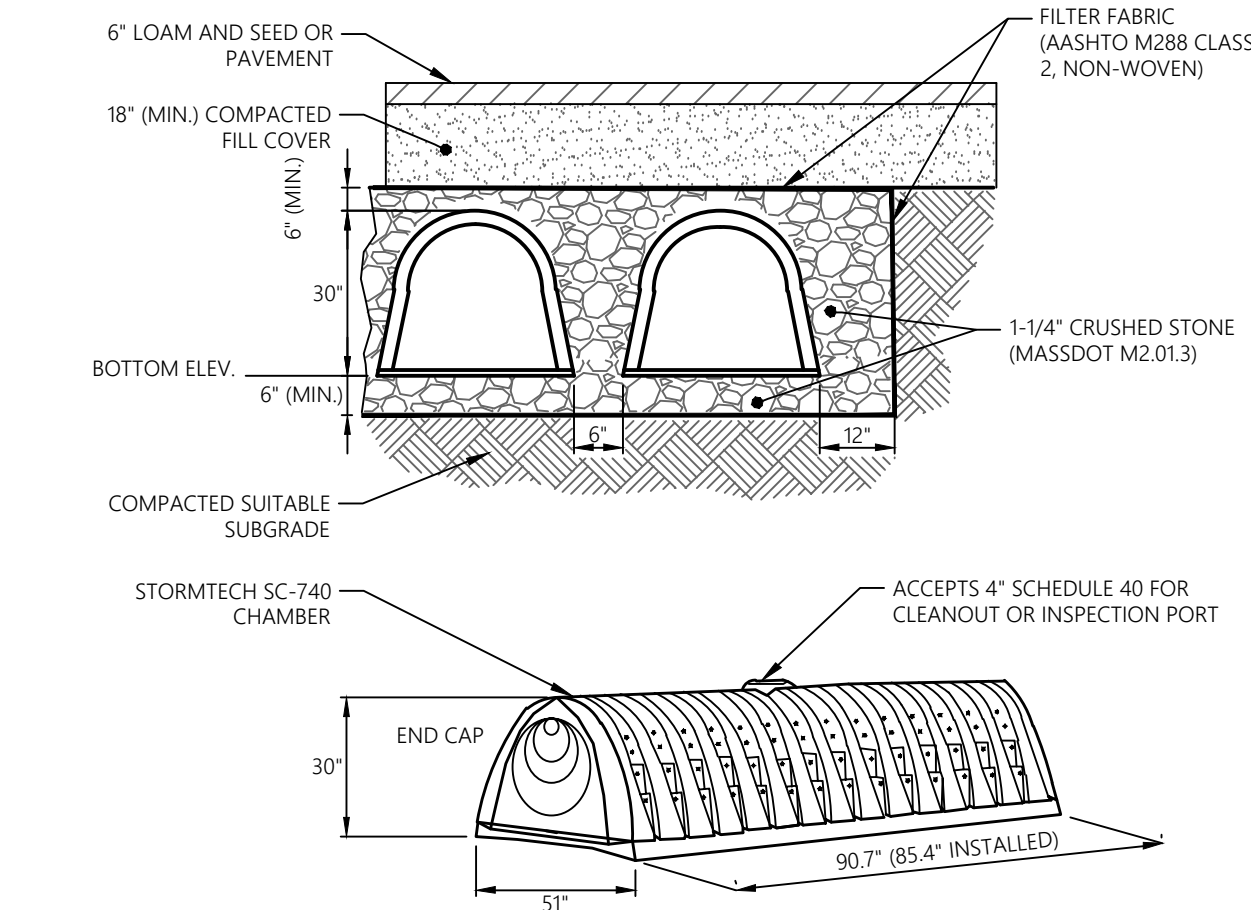
CONCRETE FLARED END (FE)

33 42 26-02 - FLARED END - CONCRETE

N.T.S.

NOTES:

1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. REQUIRES H-20 LOADING.
3. \*STORMTECH SC-740" BY INFILTRATOR SYSTEMS, OR EQUAL AS APPROVED BY THE ENGINEER.
4. INSTALLATION IS TO BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
5. PROVIDE CLEANOUTS/INSPECTION PORTS ON ALTERNATING ROWS AT 50' INTERVALS



SYSTEM DESIGNATION	BOTTOM ELEV.	INVERT ELEV.	# OF ROWS	WIDTH OF STONE	# OF UNITS/ROW	LENGTH OF STONE	TOTAL # OF UNITS
INF-01	337.00	337.50	5	25'	10	75'	50

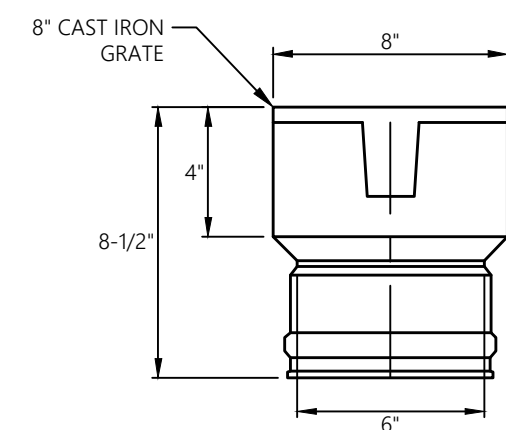
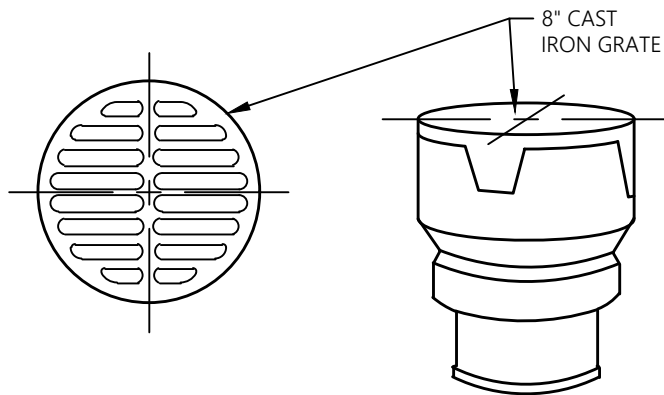
STORMWATER INFILTRATION SYSTEM (INF)

33 46 23-04 - STORMWATER INFILTRATION SYSTEM - STORMTECH

N.T.S.

NOTES:

1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. AREA DRAINS SHALL BE "IN-LINE" DRAINS AS MANUFACTURED BY ADS, INC.
3. FITTINGS AND PIPE SHALL BE 6" DIA. AND AS RECOMMENDED BY THE MANUFACTURER.
4. GRATES/FRAMES SHALL BE TRAFFIC/H-20 RATED WHERE LOCATED IN PAVEMENT.



AREA DRAIN - 8 INCH DIAMETER (AD)

33 42 31-03 - AREA DRAIN 8-INCH DIAMETER

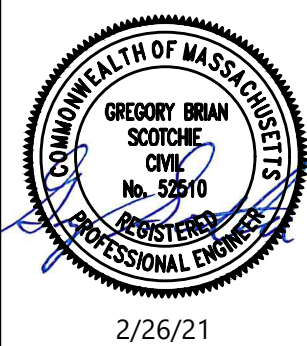
N.T.S.

LOCUS MAP

N.T.S.

THIS DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS THE SOLE PROPERTY OF WDA DESIGN GROUP, INC. ITS USE BY THE OWNER FOR OTHER PROJECTS OR FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY FORBIDDEN. DISTRIBUTION IN CONNECTION WITH THIS PROJECT SHALL NOT BE CONSTRUED AS PUBLICATION IN DEROGATION OF WDA DESIGN GROUP'S RIGHTS. 6/2021, WDA DESIGN GROUP, INC.

REV.	DATE	DESCRIPTION	INIT.
C	2/26/21	REVIEW COMMENTS	CB
B	2/15/21	REVIEW COMMENTS	CB
A	1/08/21	NOT ISSUED	CB



2/26/21

PREPARED BY:



OWNERS:  
**ZAWAF REALTY TRUST**  
85 Carter Dr. Framingham, MA 01701  
**WORCESTER STREET REALTY TRUST**  
85 Carter Dr.  
Framingham, MA 01701

PREPARED FOR:

**DISCERN'D CANNABIS PURVEYORS, INC.**  
130 & 134 Worcester St.  
North Grafton, MA 01536

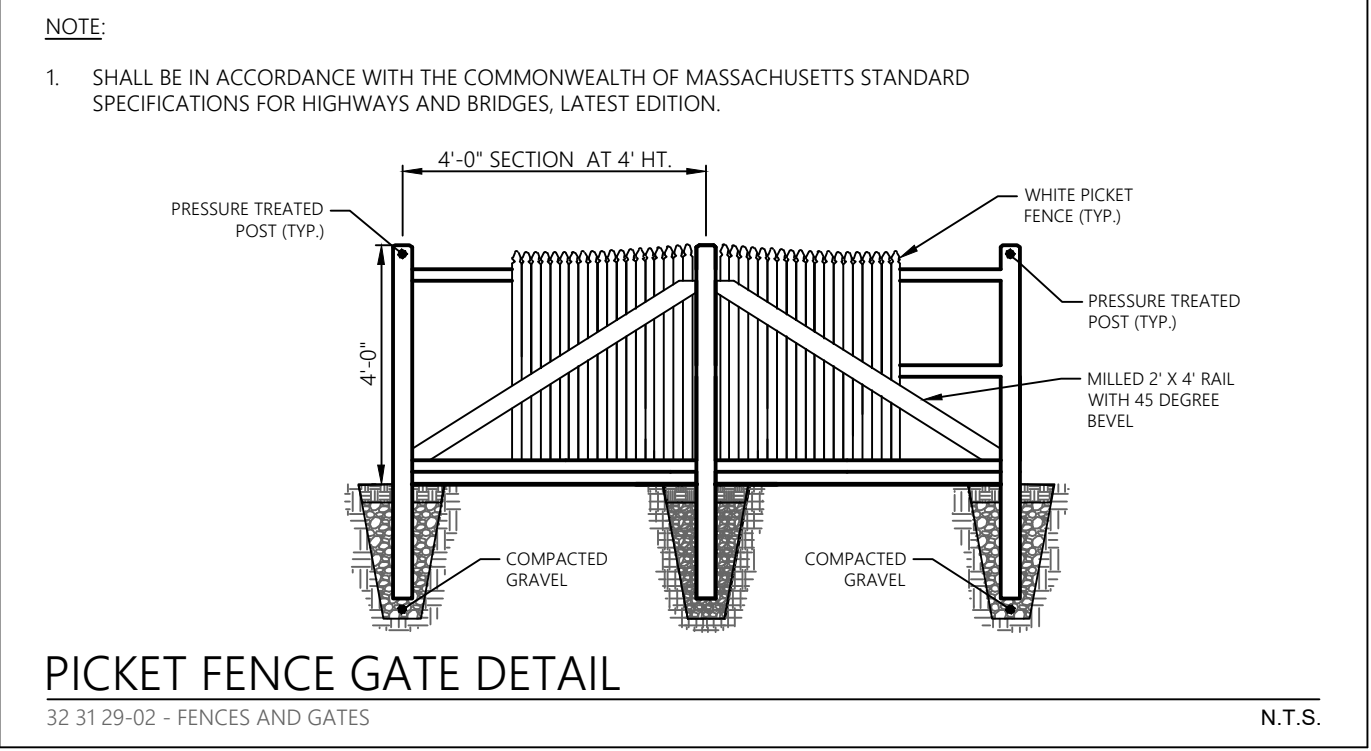
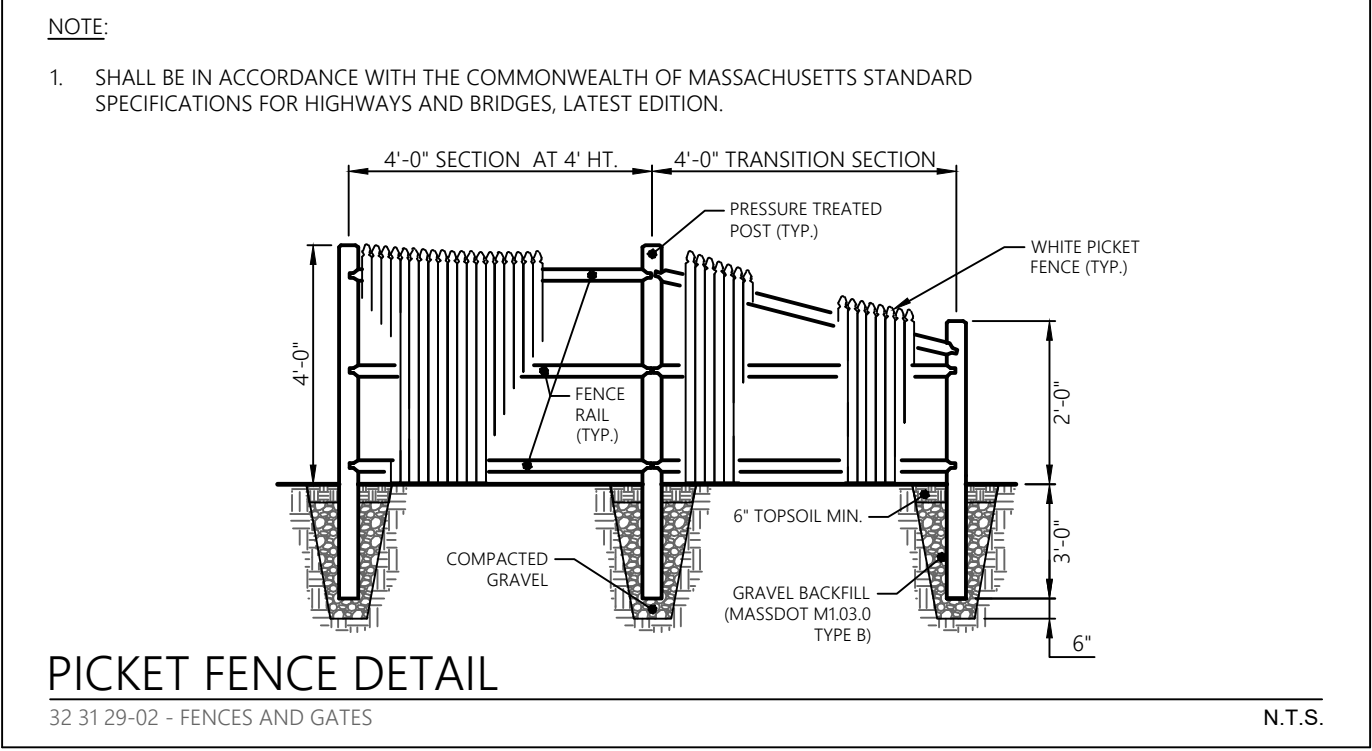
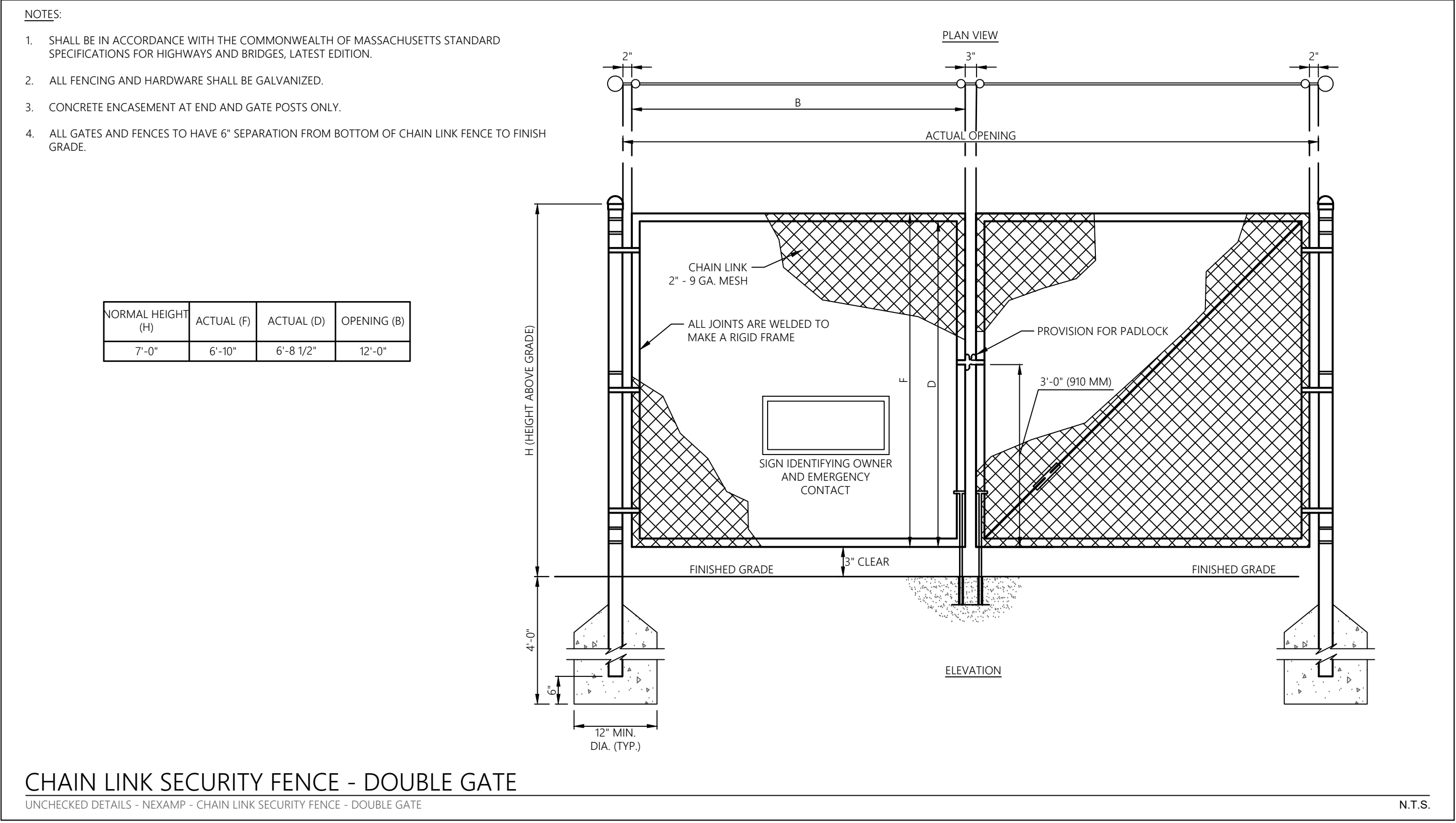
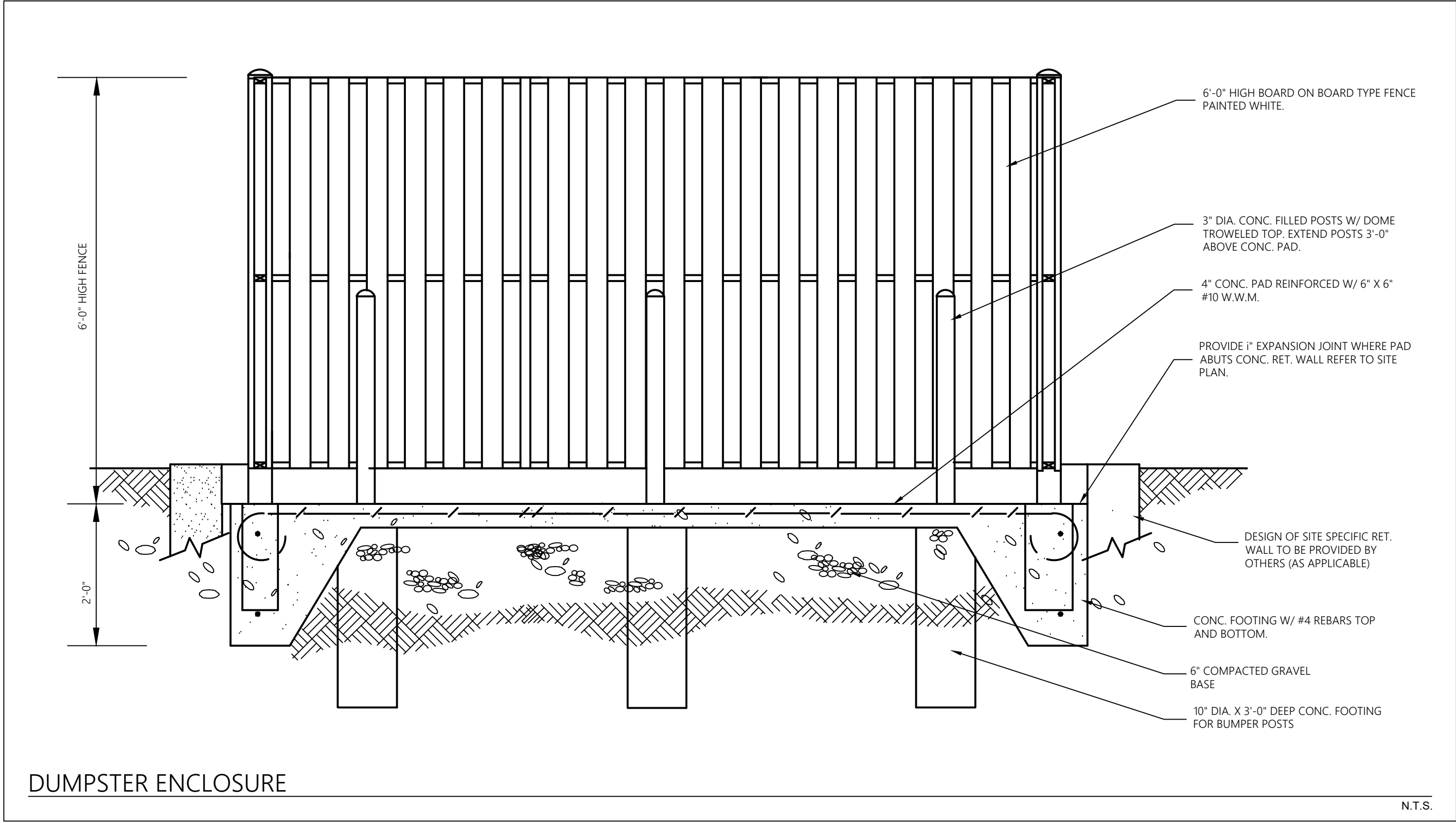
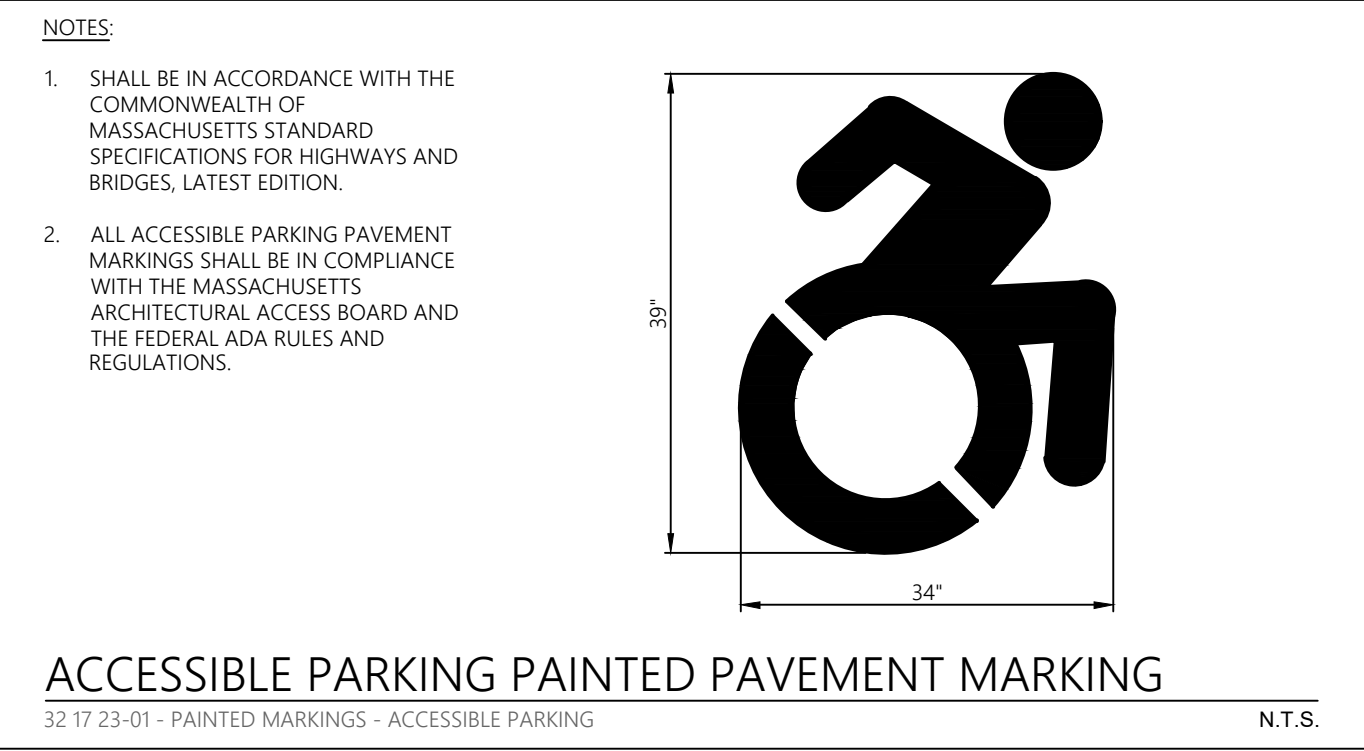
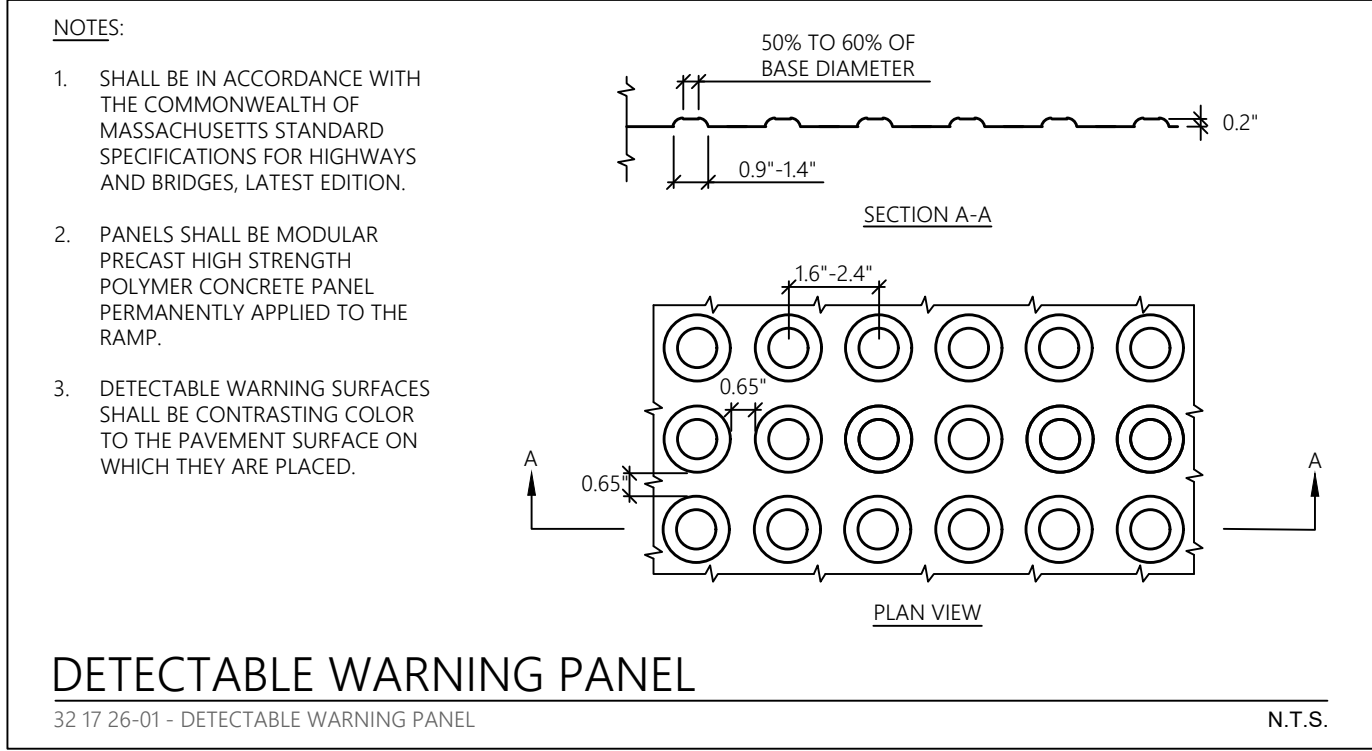
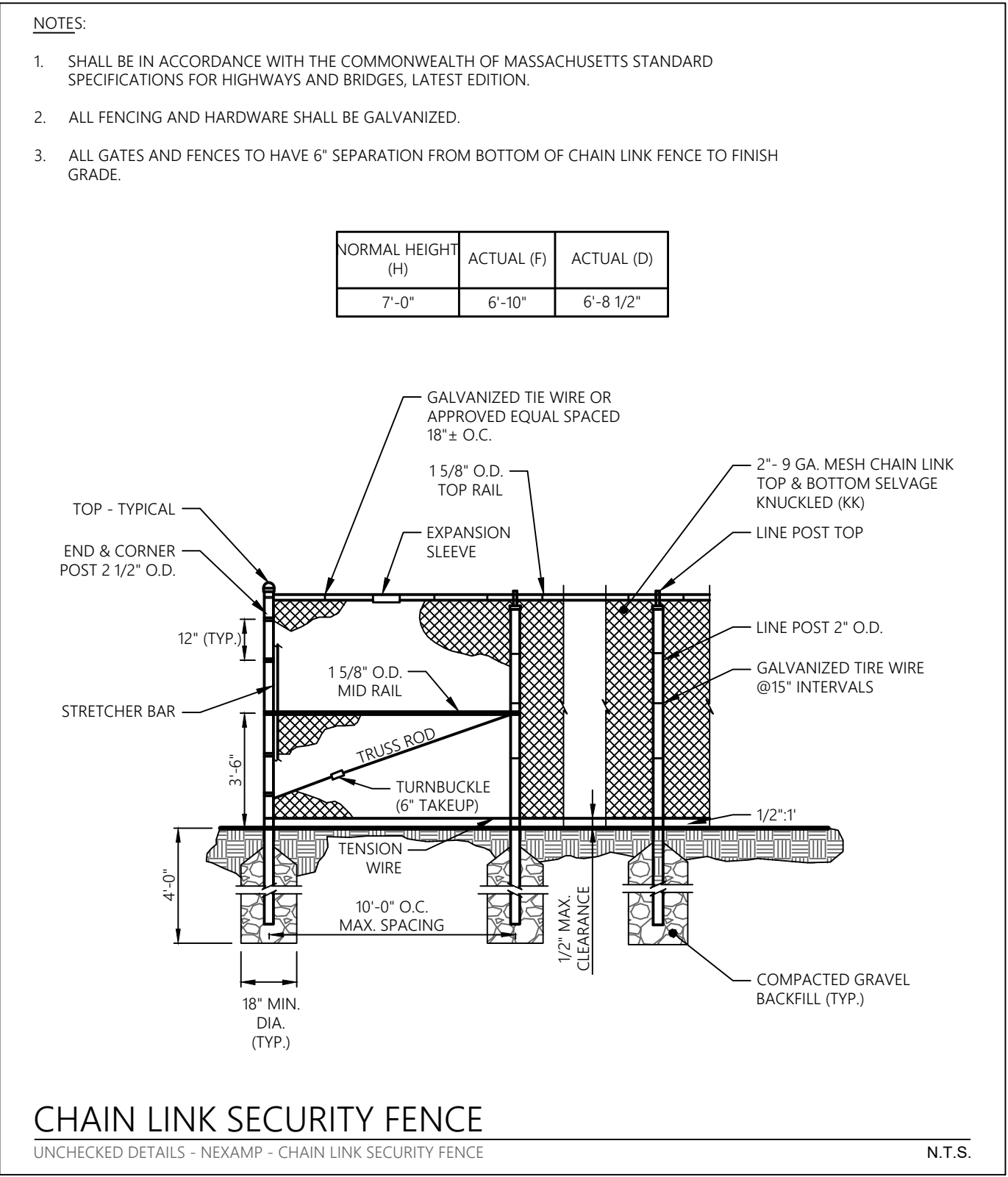
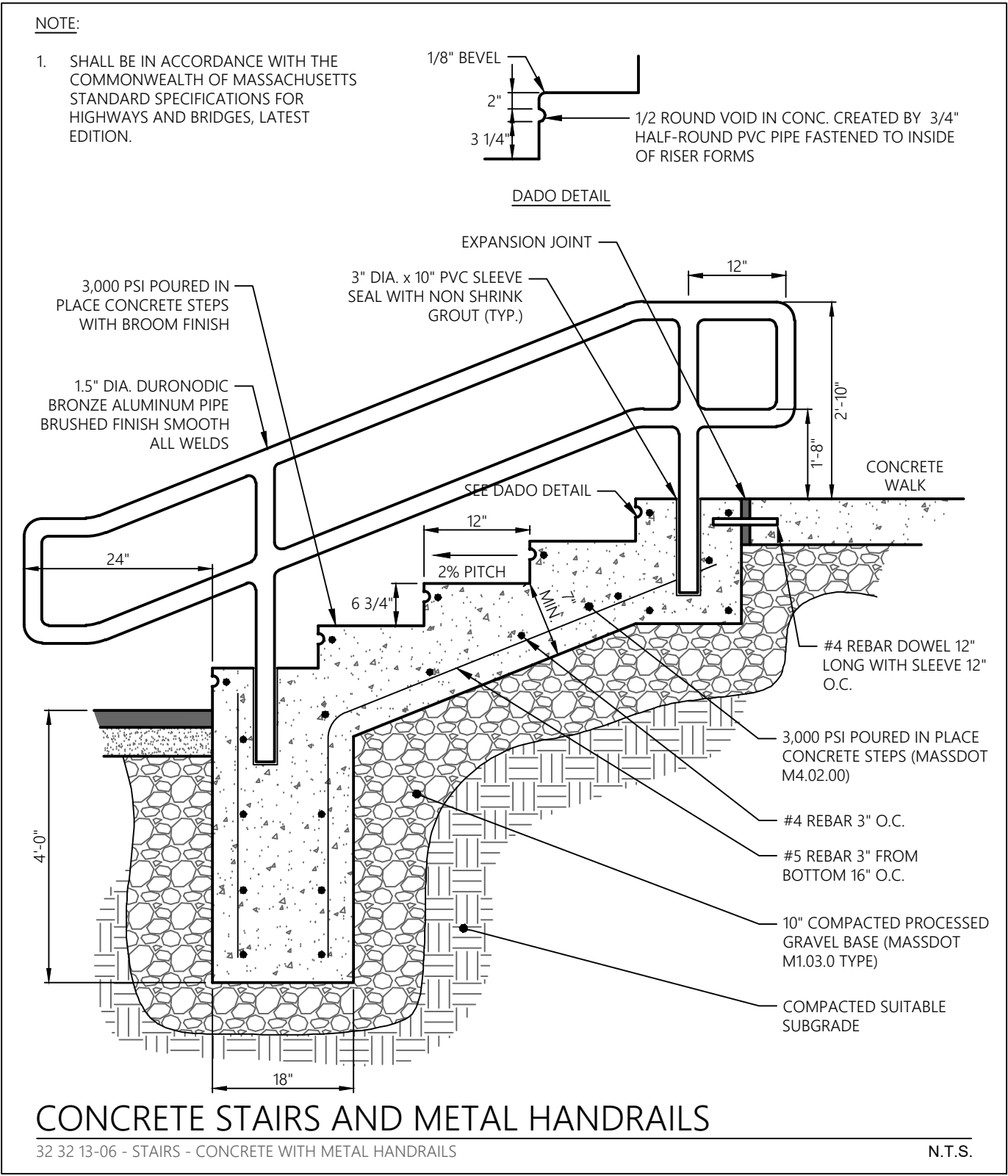
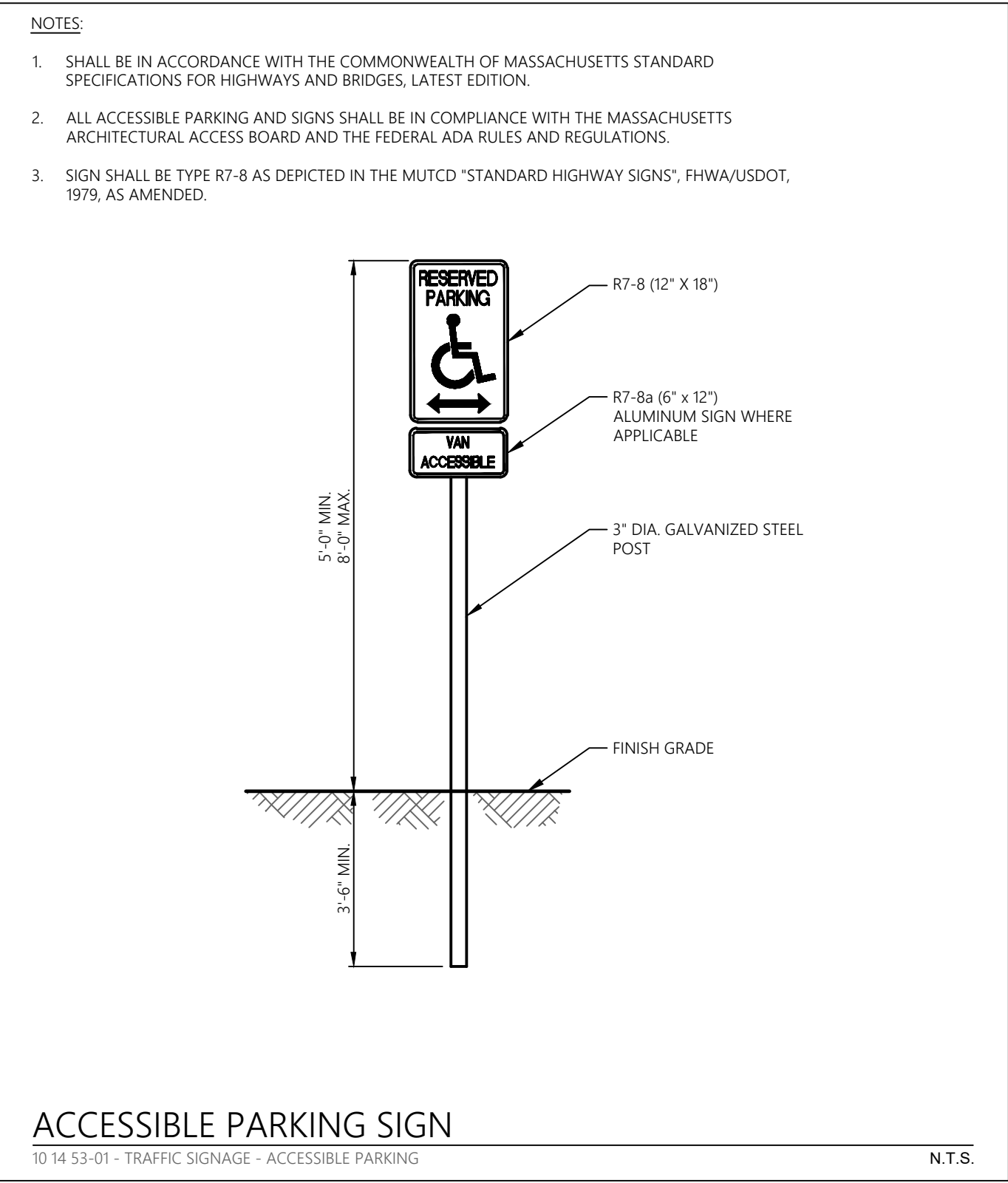
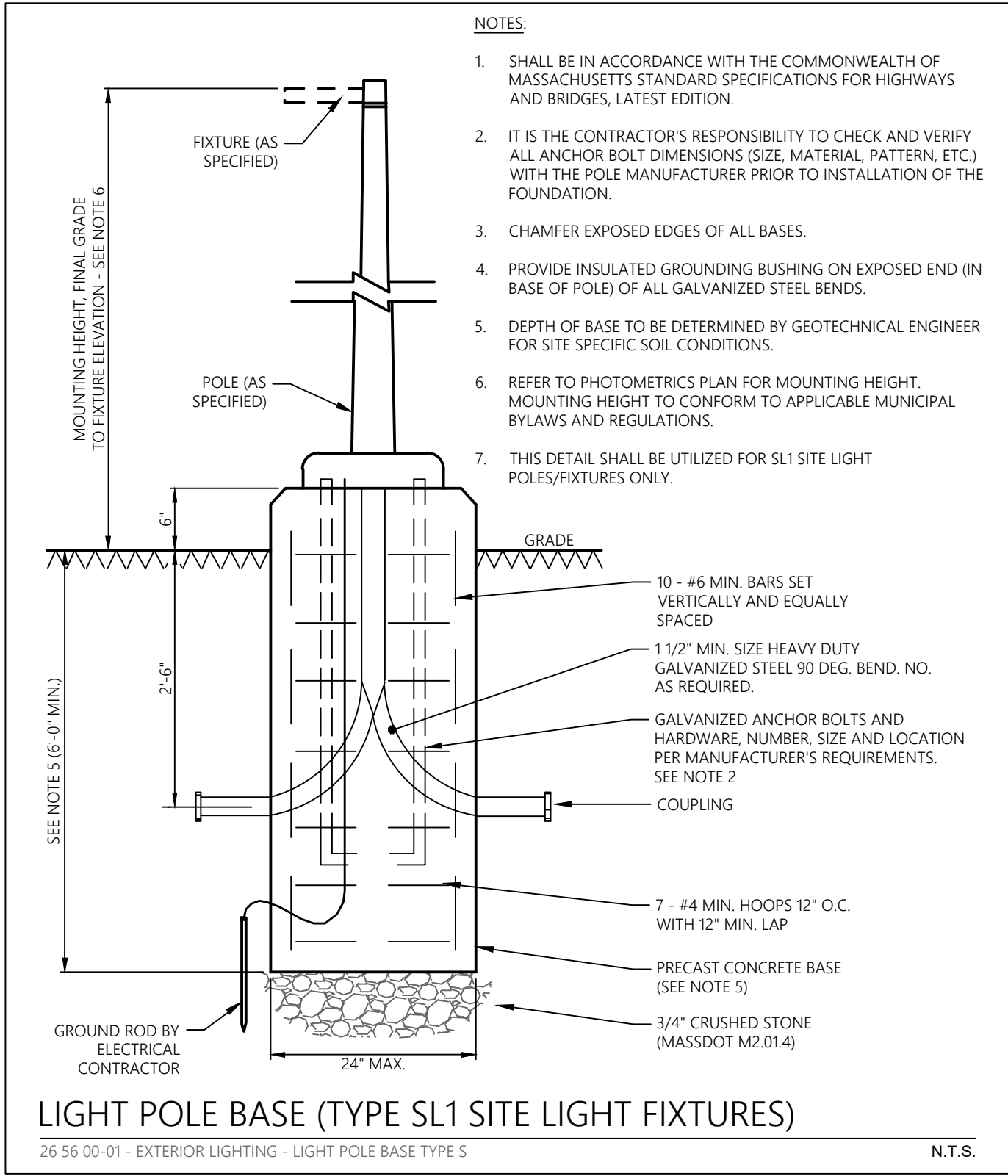
TITLE:  
**DETAILS**

**SITE**  
130 & 134 Worcester Street  
(Routes 122 & 140)  
Grafton, MA  
(Worcester County)

LOCAL PERMITTING

JOB NO.:	1368	DATE:	2/15/21
DWN. BY:	JLH	SHEET:	C5.01
CHK'D. BY:	JRW		

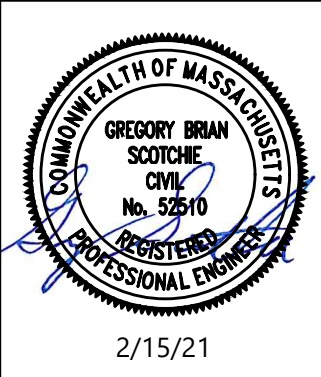




LOCUS MAP  
N.T.S.

THIS DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS THE SOLE PROPERTY OF WDA DESIGN GROUP, INC. ITS USE BY THE OWNER FOR OTHER PROJECTS OR FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY FORBIDDEN. DISTRIBUTION IN CONNECTION WITH THIS PROJECT SHALL NOT BE CONSTRUED AS PUBLICATION IN DEROGATION OF WDA DESIGN GROUP'S RIGHTS. 4/2021, WDA DESIGN GROUP, INC.

B	2/15/21	REVIEW COMMENTS	CB
A	1/08/21	INITIAL ISSUE	CB
REV.	DATE	DESCRIPTION	INIT.



PREPARED BY:

**WDA  
DESIGN  
GROUP**  
31 EAST MAIN STREET WESTBOROUGH, MA |  
508.366.6552  
WDA-DG.COM

OWNERS:  
**ZAWAF REALTY TRUST**  
85 Carter Dr. Framingham, MA 01701  
**WORCESTER STREET  
REALTY TRUST**  
85 Carter Dr.  
Framingham, MA 01701

PREPARED FOR:  
**DISCERN'D CANNABIS  
PURVEYORS, INC.**  
130 & 134 Worcester St.  
North Grafton, MA 01536

TITLE:  
**DETAILS**

**SITE**  
130 & 134 Worcester Street  
(Routes 122 & 140)  
Grafton, MA  
(Worcester County)

LOCAL PERMITTING

JOB NO.:	1368	DATE:	1/08/21
DWN. BY:	JLH	SHEET:	C5.02
CHK'D. BY:	JRW		



